

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION PERMIT

Permit Number: 030688

Please Read Application And Notes, If Any, Attached

This is to certify that Wharf Holdings Llc /Keeley Construction  
has permission to Amendment to Permit # 0209  
AT 68 Commercial St 030 D001001

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 permission procured before this building or part thereof is loaded or otherwise closed-in.  
FOUR NOTICES REQUIRED.

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

### OTHER REQUIRED APPROVALS

Fire Dept. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

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: 03-0688	Issue Date:	CBL: 030 D001001
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Location of Construction: 68 Commercial St	Owner Name: Wharf Holdings Llc	Owner Address: 68 Commercial St	Phone:
Business Name:	Contractor Name: Keeley Construction	Contractor Address: P.O. Box 1174 Portland	Phone: 2077738499
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	Zone: WCZ

Past Use: Office Space/Commercial	Proposed Use: Office Space/Commercial	Permit Fee: \$331.00	Cost of Work: \$44,000.00	CEO District: 1
Proposed Project Description: Amendment to Permit # 020947		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B</i> Type: <i>3</i> <i>7/22/03</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: gad	Date Applied For: 06/16/2003	<b>Zoning Approval</b>	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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 <i>Bldg existed per Assessor since 1950</i> <input type="checkbox"/> Wetland <i>less than 50% of 1st floor work</i> <input type="checkbox"/> Flood Zone <i>officers</i> <input type="checkbox"/> Subdivision <i>OK per Section 14-314(b)</i> <input type="checkbox"/> Site Plan <i>14-314(b)</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>7/10/03</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: _____
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**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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 03-0688	<b>Date Applied For:</b> 06/16/2003	<b>CBL:</b> 030 D001001
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<b>Location of Construction:</b> 68 Commercial St	<b>Owner Name:</b> Wharf Holdings Llc	<b>Owner Address:</b> 68 Commercial St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Keeley Construction	<b>Contractor Address:</b> P.O. Box 1174 Portland	<b>Phone</b> (207) 773-8499
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Commercial	

<b>Proposed Use:</b> Office Space/Commercial - 2nd floor space	<b>Proposed Project Description:</b> Amendment to Permit # 020947
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 07/01/2003**Note:** 07/01/2003 - I had to find out from contractor where this space was located - no plot plan submitted with this **Ok to Issue:**   
application. Then I had to determine how long this building has been existing - Assessors show that the building existed on January 4, 1993

- 1) This second floor office area is approved under section 14-314(b).
- 2) Separate permits shall be required for any new signage.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 07/22/2003**Note:** **Ok to Issue:** 

- 1) A guard must be installed on the exterior door, 42" in height w/ openings less than 4 inches, the ornamental pattern must not be a ladder.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 06/19/2003**Note:** **Ok to Issue:** 

- 1) spacing of ballisters shall not be more than 4"
- 2) guard rails shall be a minimum of 42" in height

**Comments:**

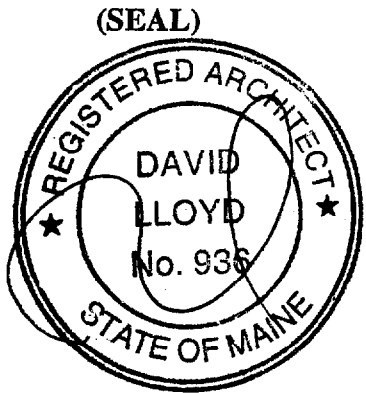
07/09/2003-mjn: Plans not stamped incomplete info, advised contractor



CITY OF PORTLAND  
ACCESSIBILITY CERTIFICATE

Designer: DAVID LLOYD  
Address of Project MAINE WHARF PORTLAND  
Nature of Project MAINE WHARF  
OFFICE RENOVATION  
Date JULY 15, 2003

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 [Handwritten Signature]  
Title ARCHITECT  
Firm ARCHETYPE  
Address 43 UNION WHARF  
PORTLAND ME  
Telephone 772-6022

03-0688

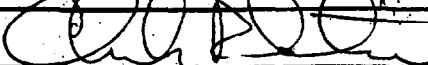
# All Purpose Building Permit Application

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.

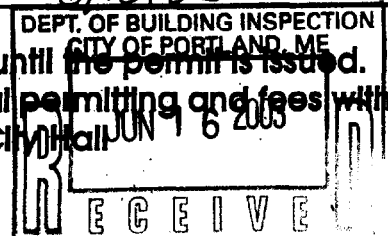
Location/Address of Construction: <u>Maine Wharf 68 Commercial St</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>030</u> Block# <u>D</u> Lot# <u>001</u>	Owner: <u>Point East Trust</u>	Telephone:
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>44,000</u> <del>40,000</del> Fee: \$ <del>300</del>
Current use: _____		<del>331.00</del> \$ <u>331.00</u>
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Interior office</u>		
Project description: <u>Amendment to Permit # 020947</u>		
Contractor's name, address & telephone: <u>Keeley Const Co Inc</u>		
Who should we contact when the permit is ready: <u>Chuck Stone</u>		
Mailing address: <u>19 Westfield St</u> <u>Portland</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>773-8499</u>		

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*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 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.*

Signature of applicant: 	Date: <u>6/16/03</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall**



devices;

18. Fabrication of marine-related goods;
19. Fishing and commercial vessel berthing;
20. Noncommercial berthing of less than fifty (50) linear feet per pier;
21. Marine office, including but not limited to offices of owners of wharves or their agents, and naval architects, and seafood brokers;
22. Public landings;
23. Marine research, education, and laboratory facilities.

*meets  
this section  
OK*

(b) Commercial uses above the ground floor level in buildings in existence on January 4, 1993: Subject to sections 14-314(f)1 and 14-315(a), the following uses shall be permitted above the ground floor level, provided that the total floor area of the building used for all uses permitted only above the ground floor area does not exceed fifty (50) percent of the total floor area of the building:

1. Professional, business, and general offices;
2. Business service establishments;
3. Cabinet and carpentry shops and accessory retail sales of only those products that are produced on the premises;
4. Intermodal transportation facilities;
5. Cold storage facilities.

(c) Industrial uses above the ground floor level of buildings in existence on January 4, 1993: Subject to sections 14-314(f)1 and 14-315(a), the following uses shall be permitted above the ground floor level, provided that the total floor area of the building used for all uses

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information

<b>Card Number</b>	3 of 3
<b>Parcel ID</b>	030 D001001
<b>Location</b>	68 COMMERCIAL ST
<b>Land Use</b>	OFFICE & BUSINESS SERVICE
 <b>Owner Address</b>	 WHARF HOLDINGS LLC 68 COMMERCIAL ST PORTLAND ME 04101
 <b>Book/Page</b>	 17515/279
<b>Legal</b>	30-D-1-2 COMMERCIAL ST 68-76 RANDALL MCALLISTER WHARF 13641 SF

### Valuation Information

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$490,460	\$1,538,250	\$2,028,710

### Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
3	1958	1	13800	1

<b>Total Acres</b>	<b>Total Buildings</b>	<b>Sq. Ft.</b>	<b>Structure Type</b>	<b>Building Name</b>
0.313	36560		MANUFACTURING	ATLANTIC TRAWLER

### Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	3800	MANUFACTURING
2	01/01	8000	WAREHOUSE
2	R1/R1	2000	MULTI-USE OFFICE

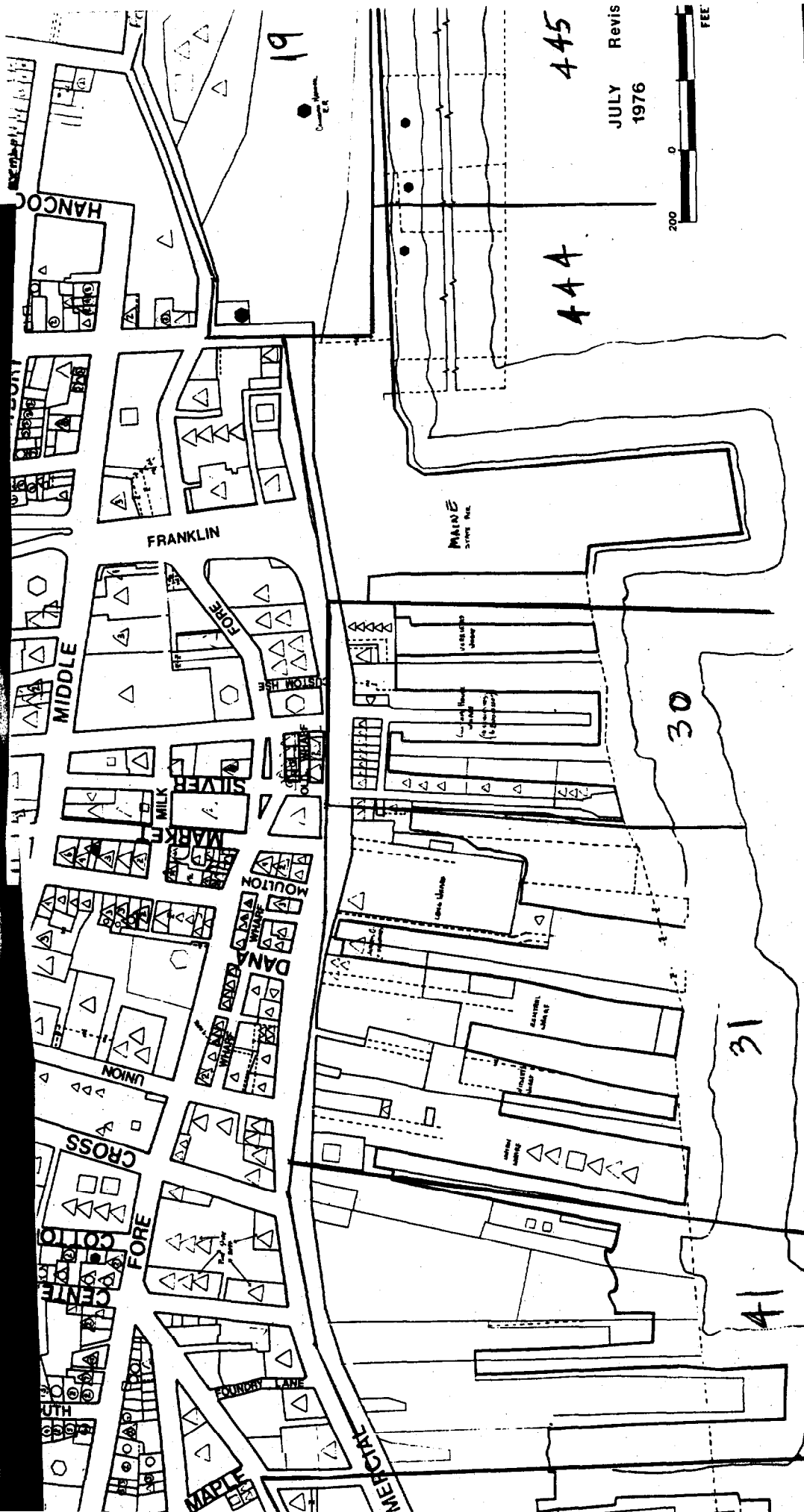
<b>Height</b>	<b>Walls</b>	<b>Heating</b>	<b>A/C</b>
16	METAL-LIGHT	HW/STEAM	
18	METAL-LIGHT		
9	ENCLOSURE	UNIT HEAT	

### Building Other Features

<b>Line</b>	<b>Structure Type</b>	<b>Identical Units</b>
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### Yard Improvements

<b>Year Built</b>	<b>Structure Type</b>	<b>Length or Sq. Ft.</b>	<b># Units</b>
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19

445

444

JULY Revis  
1976



MAINE  
State Fee

30

31

41

HANCOCK

FRANKLIN

MIDDLE

SILVER  
MARKET

MOUTON

DANA

UNION

CROSS

FORE

CENTRE

COURTNEY LANE

MAPLE

MERCH

MAINE  
State Fee

MAINE  
State Fee

MAINE  
State Fee

MAINE  
State Fee

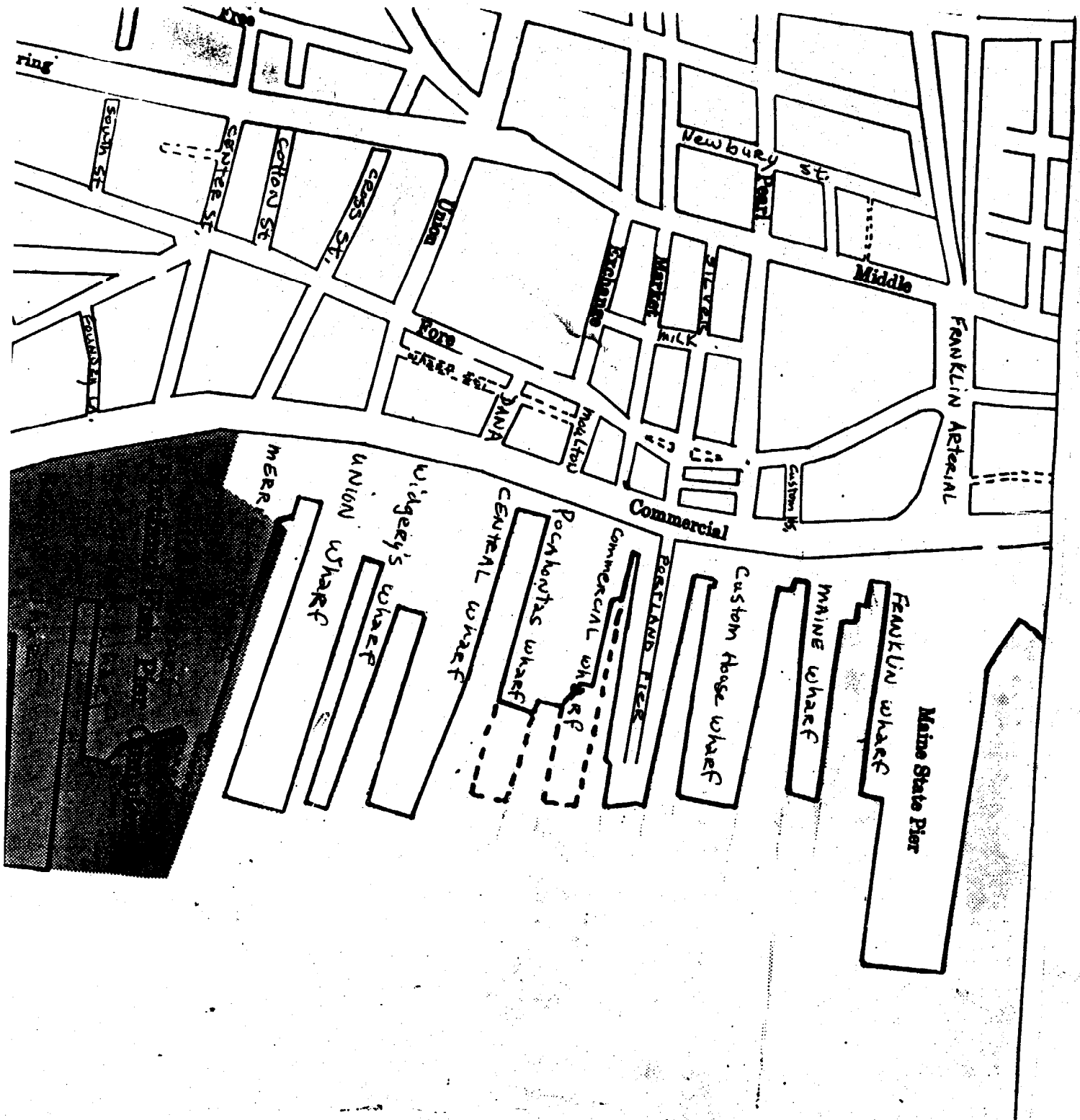
MAINE  
State Fee

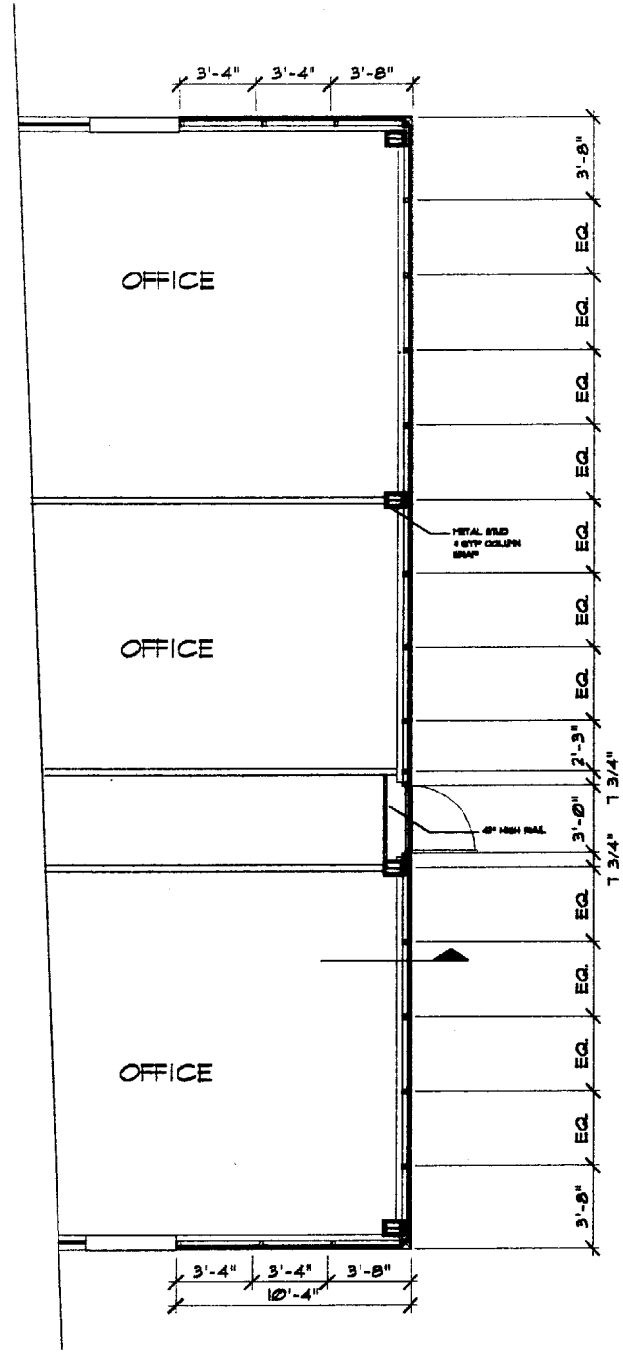
MAINE  
State Fee

MAINE  
State Fee

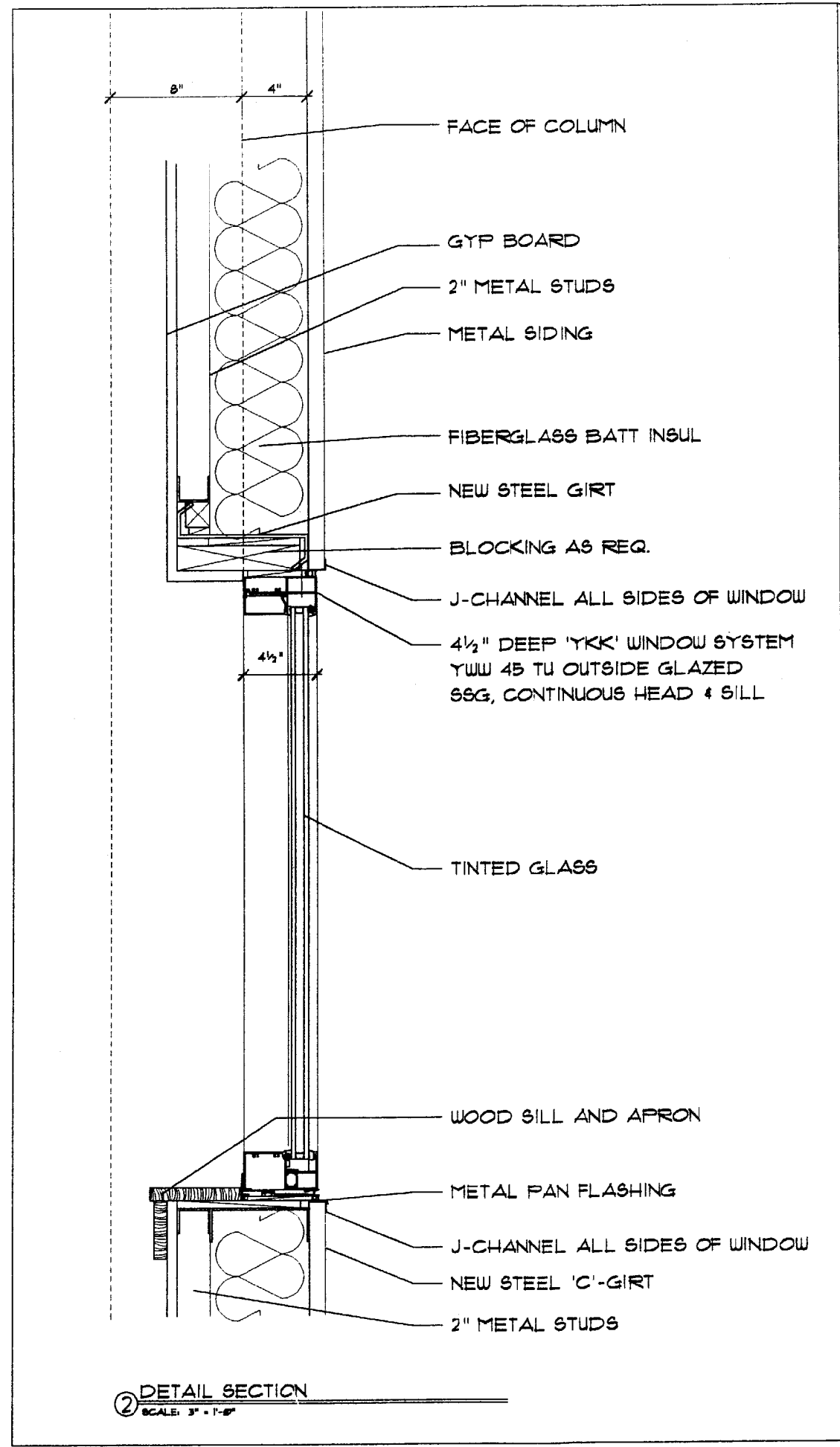
MAINE  
State Fee



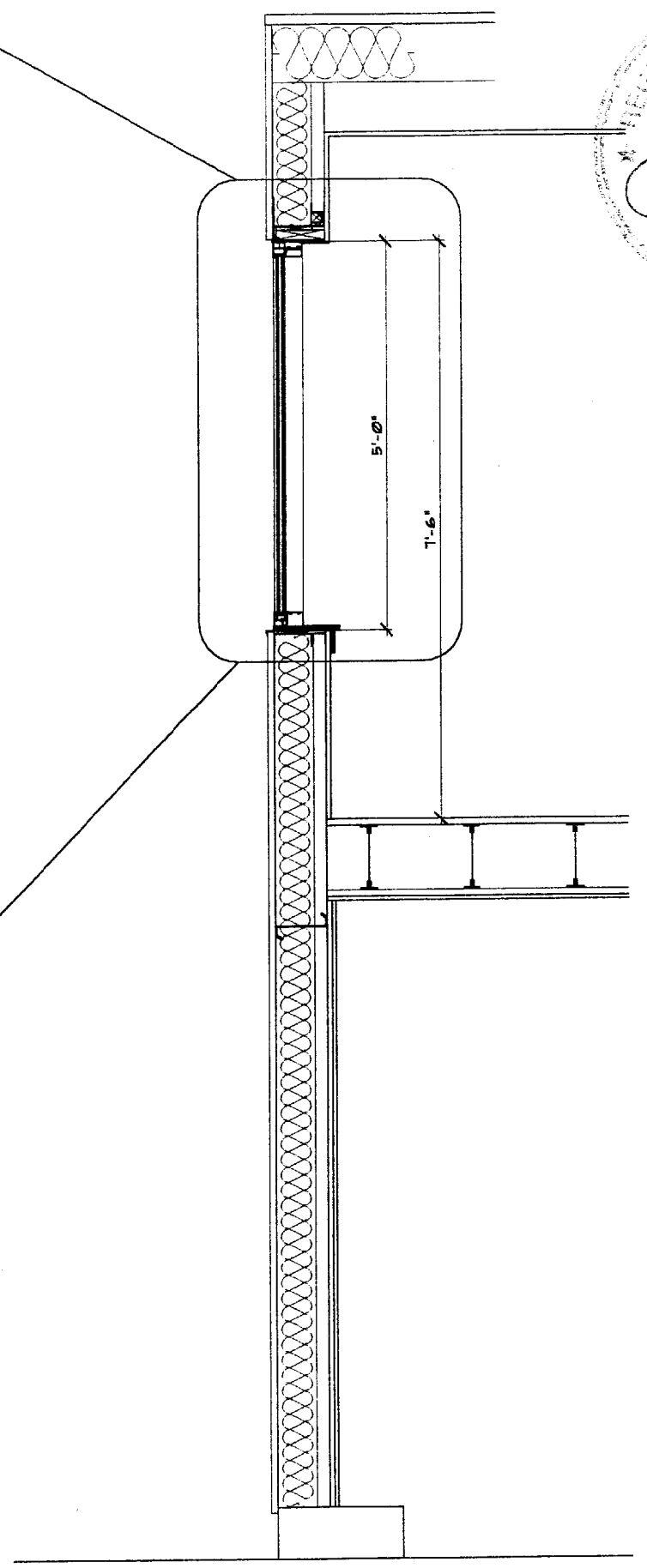




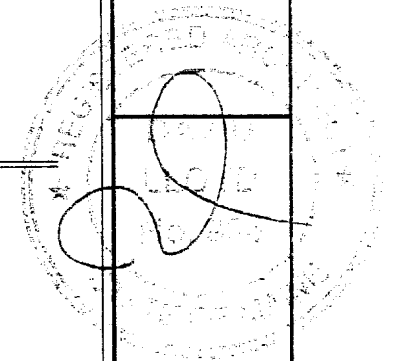
① SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



② DETAIL SECTION  
SCALE: 3\"/>



③ WALL SECTION  
SCALE: 1\"/>



Owner:  
Contractor:

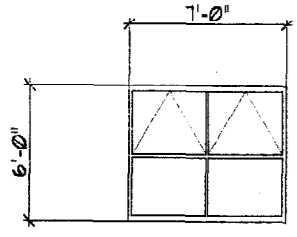
ARCHETYPE, P.A.  
ARCHITECTS

48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

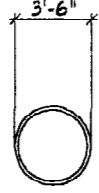
Date	Scale 1/4" = 1'-0"
Drawn By: Revisors	Checked By:

RIBBON WINDOW DETAILS  
Project: MAINE WHARF  
PORTLAND, MAINE

A5

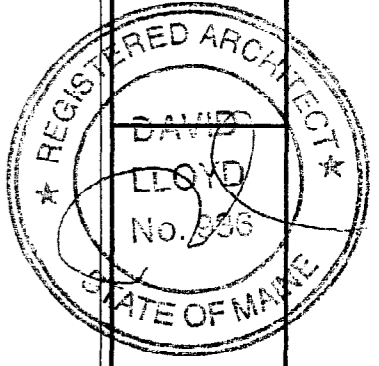


**TYPE A**  
 PELLA ARCHITECT SERIES  
 CLAD WINDOW OF AWNINGS AND  
 FIXED LIGHTS MULLED TOGETHER



**TYPE B**  
 PELLA ARCHITECT SERIES  
 CLAD WINDOW  
 FIXED LIGHT

WINDOW SCHEDULE



Owner:

Contractor:

ARCHETYPE, P.A.  
 ARCHITECTS

48 Union Wharf Portland, Maine 04101  
 (207) 772-6022 Fax (207) 771-4056

Scale	1/4" = 1'-0"
Drawn By	Checked By
Revisions:	

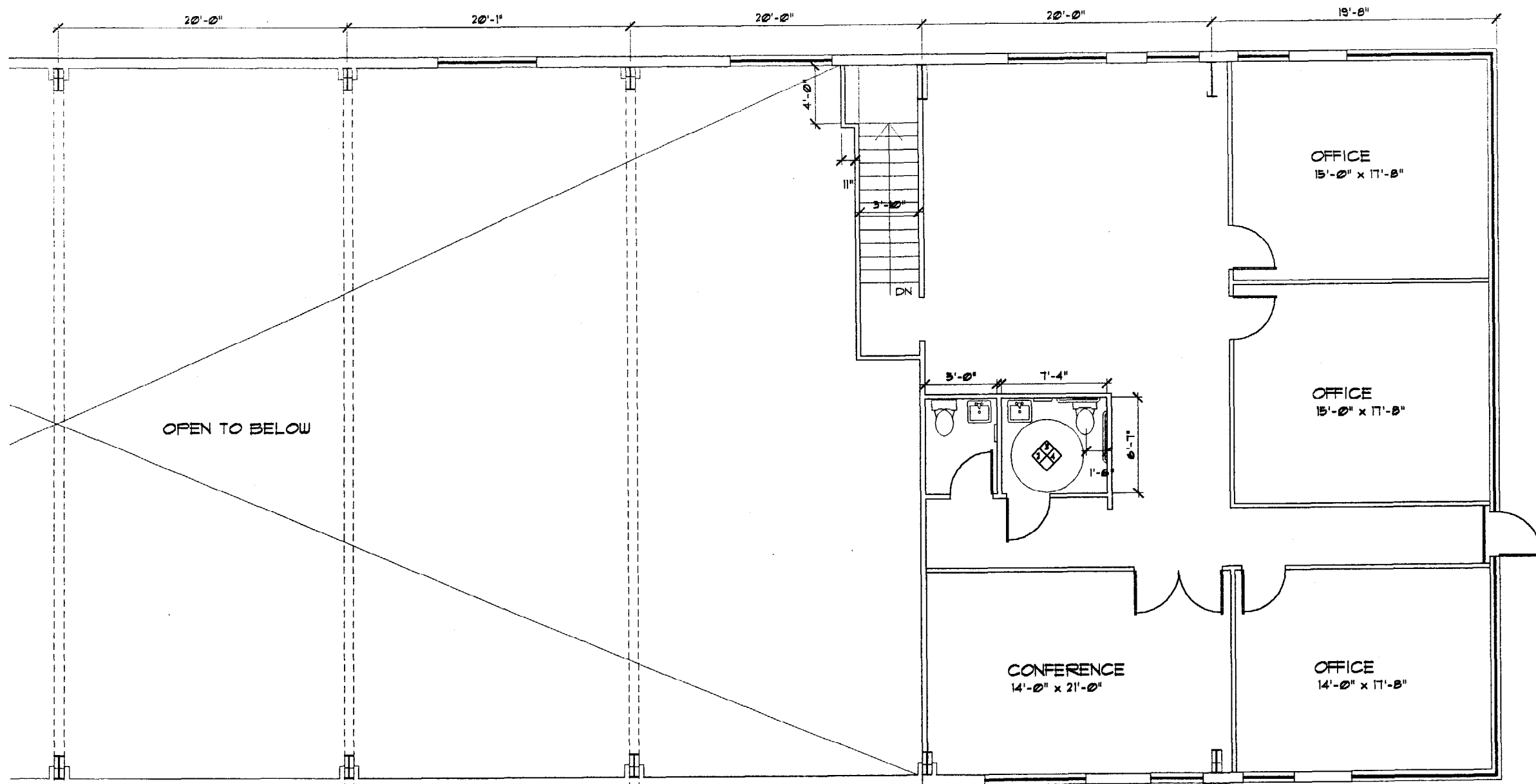
Date

**SCHEDULES**

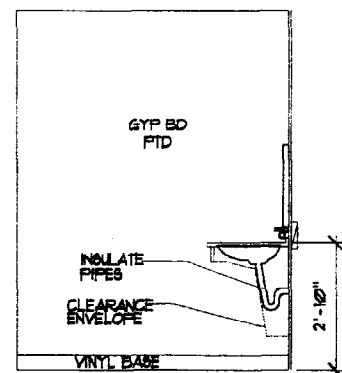
Project: **MAINE WHARF**

**PORTLAND, MAINE**

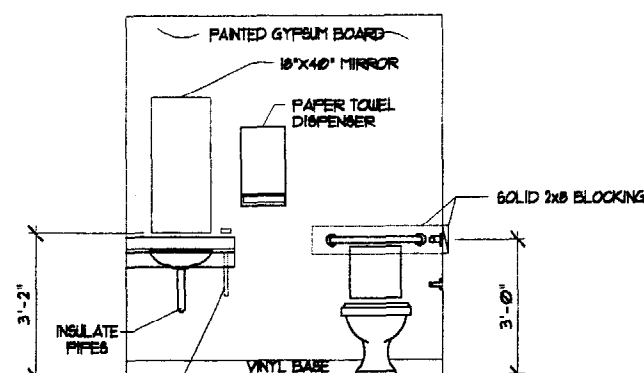
A6



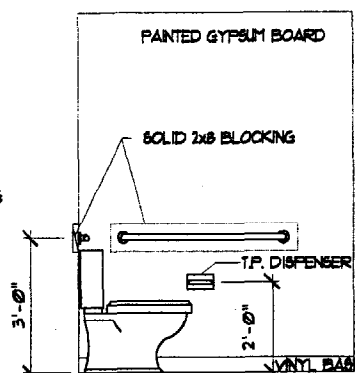
① SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



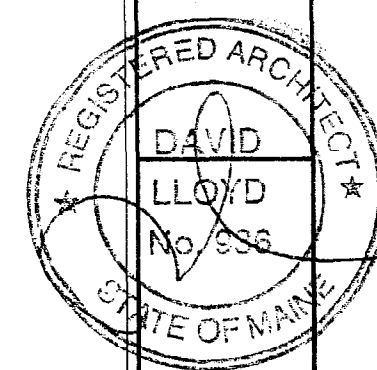
ELEVATION 2  
SCALE: 1/2" = 1'-0"



ELEVATION 3  
SCALE: 1/2" = 1'-0"



ELEVATION 4  
SCALE: 1/2" = 1'-0"



Owner:

Contractor:

ARCHETYPE, P.A.  
ARCHITECTS

48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

Date: \_\_\_\_\_ Scale: 1/4" = 1'-0"

Drawn By: \_\_\_\_\_ Checked By: \_\_\_\_\_

Revisions: \_\_\_\_\_

2nd FLOOR PLAN

Project: MAINE WHARF

PORTLAND, MAINE

A3

# ADDITIONS AND ALTERATIONS TO:

# MAINE WHARF PORTLAND MAINE

OWNER: \_\_\_\_\_

ARCHITECT:  
 ARCHETYPE, P.A. ARCHITECTS  
 48 UNION WHARF  
 PORTLAND, MAINE 04101  
 (207) 772-6022  
 (207) 772-4056 FAX

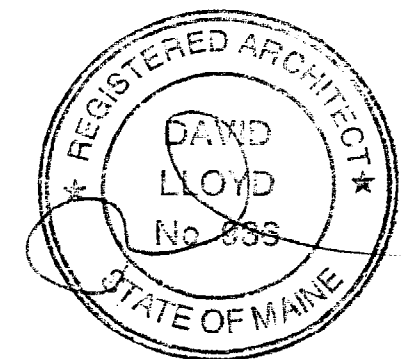
STRUCTURAL:  
 STRUCTURAL DESIGN  
 CONSULTING  
 5 BALSAM LANE  
 FALMOUTH, MAINE 04105-2448  
 (207) 878-8038  
 (207) 878-8293 FAX

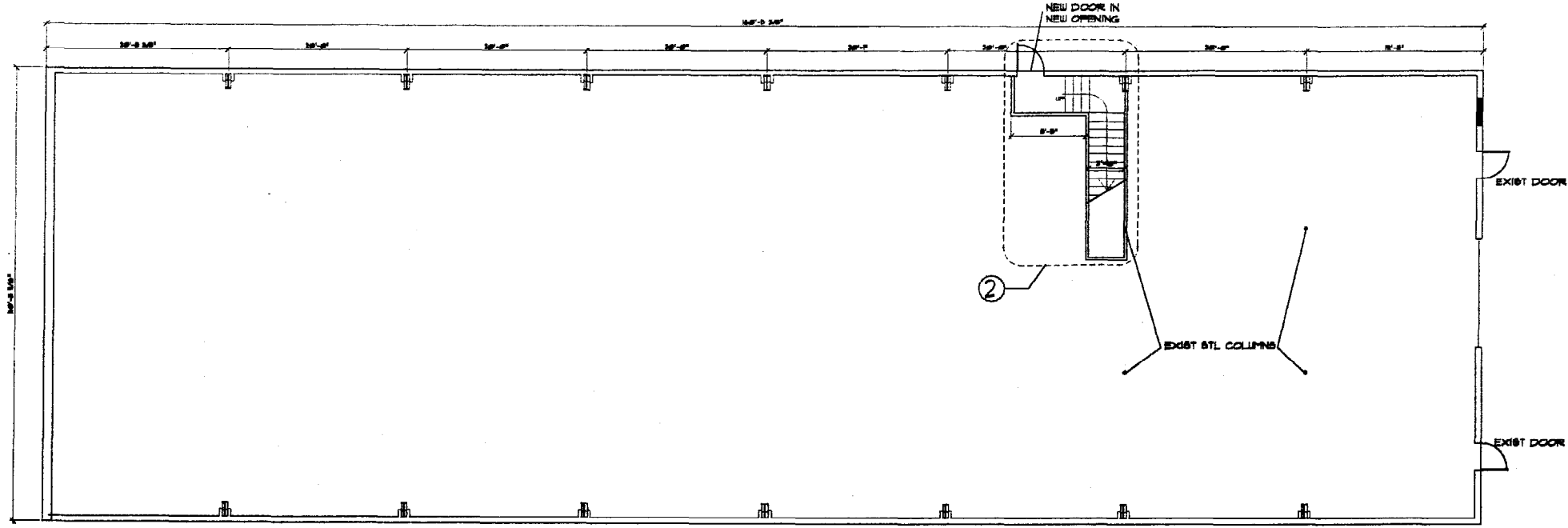
CODE REVIEW - BOCA 1996		
Use Group Classification	B & F-1 NON-SEPARATED MIXED USE	Reference 313.1.1
Construction Type	3B	
<b>HEIGHT AND AREA LIMITATIONS</b>		
Use Group B		
Height Limitations	3 Stories, 40'-0"	Table 503
Area Limitations	14 400 sq. ft.	Table 503
Use Group F-1		
Height Limitations	2 Stories, 30'-0"	Table 503
Area Limitations	9 600 sq. ft.	Table 503
<b>PROPOSED HEIGHT AND AREA</b>		
Proposed Height	2 story, 21'-0"	
Proposed Area	8 106 sq. ft.	
<b>FIRE RESISTANCE REQUIREMENTS</b>		
Ext. Bearing Walls	N/A	Table 602
Ext. Non-Bearing Walls	0 Hour	Table 705.2
Fire Walls	N/A	
Exit Stairs	1 Hour	
Shafts and Elevators	N/A	
Mixed Use	Nonseparated use groups	Table 313.1.1
Exit Access Corridors	1 Hour	Table 1011.4
Tenant Separation	0 Hour	
Dwelling Unit Separation	N/A	
Smoke Barriers	N/A	712.1
Int. Non-loadbearing partitions	0 Hour	
Int. Load Bearing Wall	N/A	
Floors	0 Hour	
Columns	0 Hour	
Beams	N/A	
Roof	0 Hour	
<b>SPECIFIC OCCUPANCY AREAS</b>		
Boiler Room	1 Hour Separation	Table 302.1.1

## DRAWING LIST

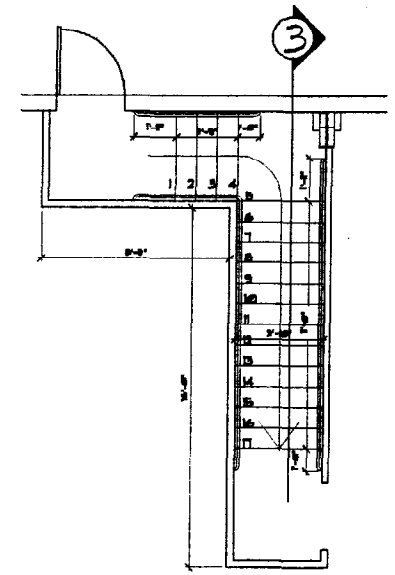
### ARCHITECTURAL

- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 SECOND FLOOR PLAN
- A-4 ELEVATIONS

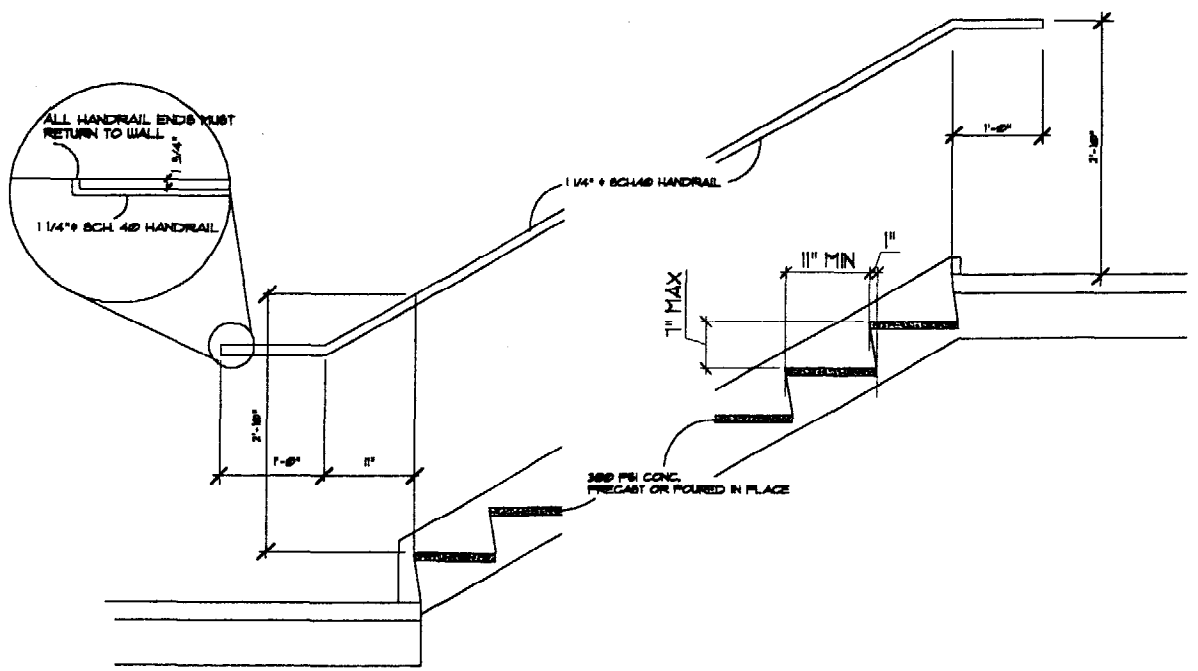




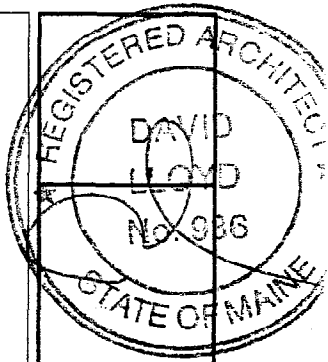
① FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



② STAIR PLAN  
SCALE: 1/4" = 1'-0"



③ TYPICAL STAIR SECTION  
SCALE: 1/2" = 1'-0"



Owner:

Contractor:

ARCHETYPE, P.A.  
ARCHITECTS  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4036

Scale: 1/8" = 1'-0"  
Checked By:

Project: MAINE WHARF  
PORTLAND, MAINE

A1

# A2

SECOND FLOOR PLAN

MAINE WHARF

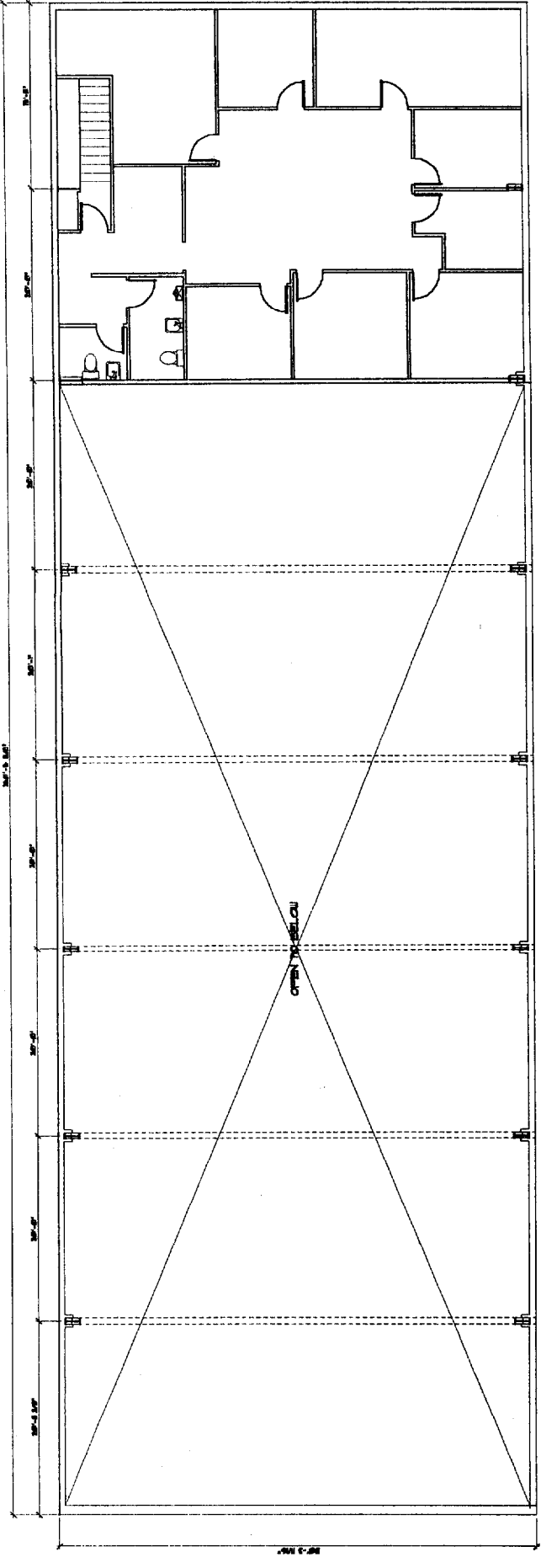
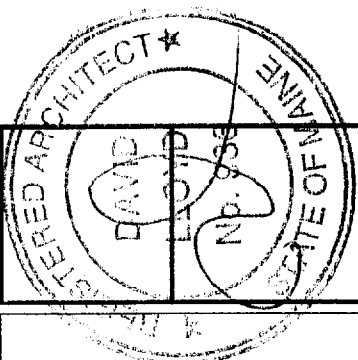
PORTLAND, MAINE

Date	Scale 1/8" = 1'-0"
Drawn By:	Checked By:
Revisions:	

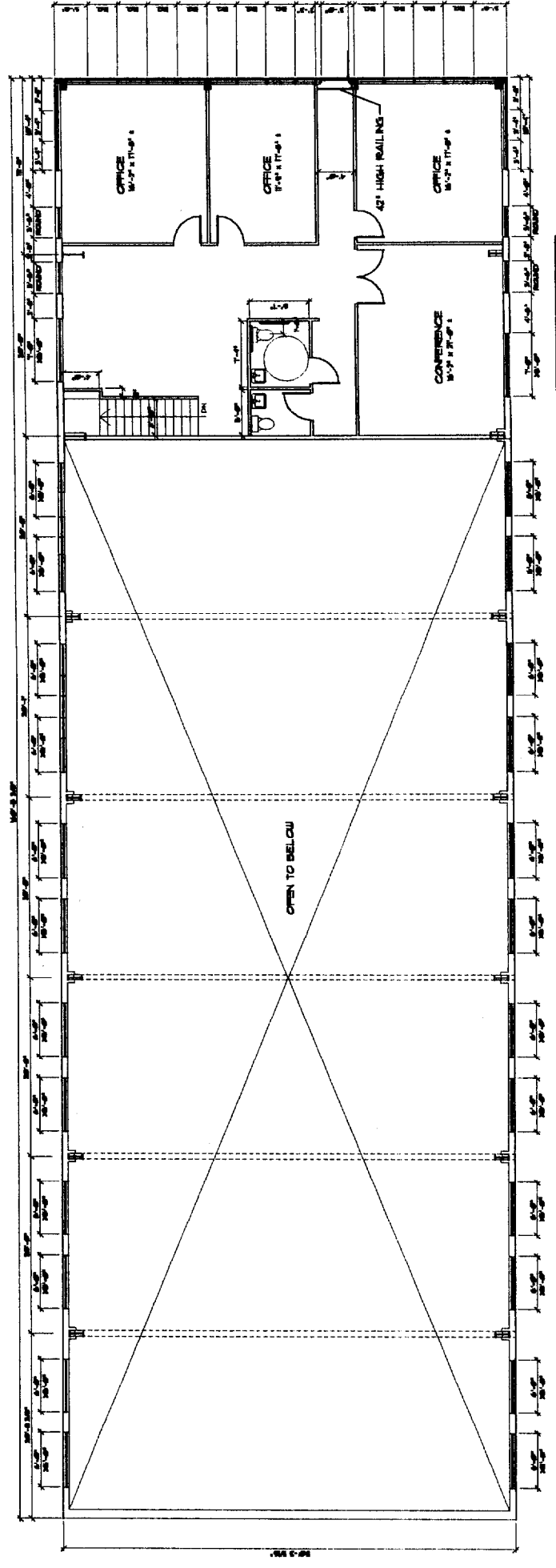
ARCHETYPE, P.A.  
ARCHITECTS  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

Contractor:

Owner:



① EXISTING SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



NOTE: HEAD HGT OF ALL WINDOWS IS 1'-0"

② NEW SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

A4

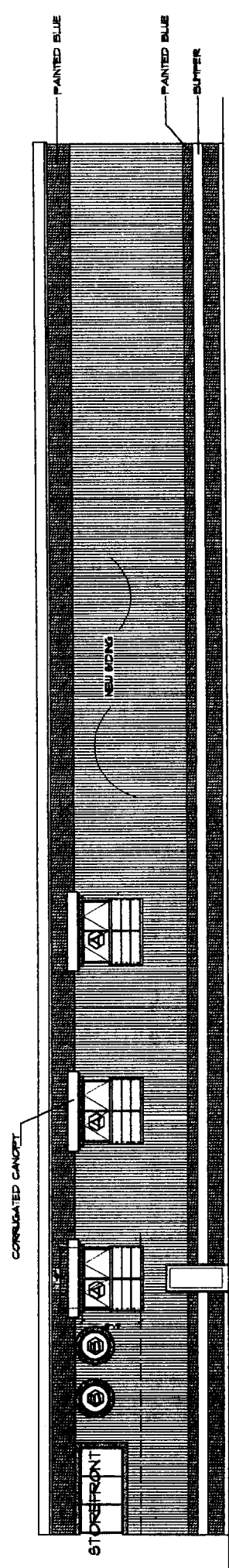
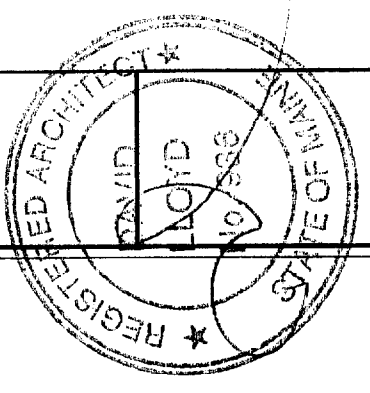
ELEVATIONS & SECTION  
Project: MAINE WHARF  
PORTLAND, MAINE

Date: \_\_\_\_\_  
Scale: 1/8" = 1'-0"  
Drawn By: \_\_\_\_\_  
Checked By: \_\_\_\_\_  
Revisions: \_\_\_\_\_

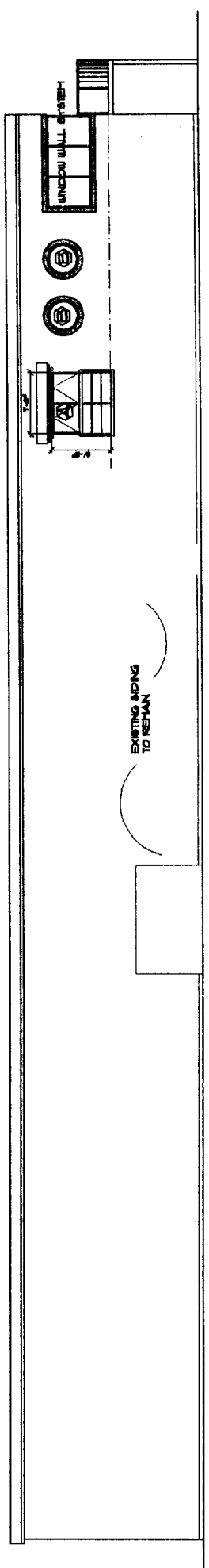
ARCHETYPE, P.A.  
ARCHITECTS  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

Contractor: \_\_\_\_\_

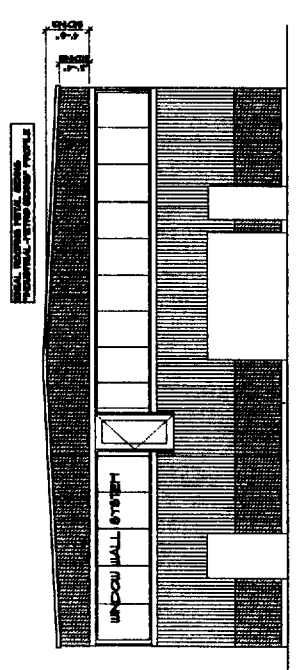
Owner: \_\_\_\_\_



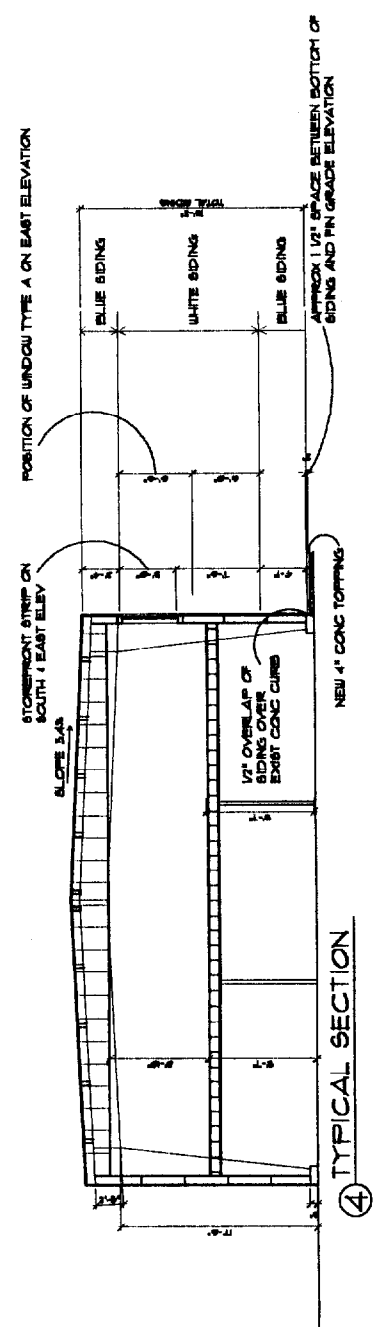
① EAST ELEVATION



② WEST ELEVATION



③ SOUTH ELEVATION



④ TYPICAL SECTION