

Building "A" phase III

FLOOD HAZARD DEVELOPMENT PERMIT APPLICATION

Portland, Maine

(All applicants must complete entire application)

[60.3(e)]

Application is hereby made for a Flood Hazard Development Permit as required under Article II of the Floodplain Management Ordinance of Portland, Maine, for development as defined in said ordinance. This permit application does not preclude the need for other municipal permit applications.

Owner: Maine Wharf LLC Address: P.O. Box 525, Buxton ME
Ph. No: (207) 239-5500 04093

Applicant: Maine Wharf LLC Address: Same as above

Ph. No: Same as above

Contractor: _____ Address: _____

Ph. No: _____

LEGAL DESCRIPTION

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

Subdivision: _____ Lot #: _____

Tax Map: 030 - D - Lot #: 001 & 002

Address: 68 Commercial St / Maine Wharf
Street/Road Name

Zip Code: 04101

General explanation of proposed development: interior & exterior work on Bldg "A" - phase III
raising 1st floor to 15' floor to ceiling height & adding 3rd floor

Estimated value of improvements: \$ 250,000.00

OTHER PERMITS

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

Federal and State Permits may include but not limited to: ME/DEP/Natural Resource Protection Act, Site Location of Development Act, Metallic Mineral Exploration, Advanced Exploration and Mining; USACE/Section 9 & 10 of the Rivers and Harbors Act/ Section 404 of the Clean Water Act; Federal Energy Regulation Commission.

(This Section to be completed by Municipal Official)

Date Submitted: _____ Fee Paid: _____ Reviewed by CEO: _____ Reviewed by Planning Board: staff

Permit # 2013-02755 Issued by: _____ Date: _____

(This section to be completed by Municipal Official)

LOCATION

Flooding source (name of river, pond, ocean, etc) Atlantic

V1-30 Zone VE Zone AE Zone A1-30 Zone A Zone A-2
 FRINGE FLOODWAY (1/2 width of floodplain in A Zone)

If proposed development is in an "AE" or "A1-A30" Zone and cross section data is available in the Flood Insurance Study please note the Nearest Cross Section References and Elevation of Base Flood at Nearest Cross Section

Cross Section	Base Flood Elevation
Above Site _____	Above Site <u>12</u>
Below Site _____	Below Site <u>12</u>

Base Flood Elevation (bfe) at the site _____ NGVD (Required for New Construction or Substantial Improvements)

Basis of A Zone bfe determination:

- From a Federal Agency USGS USDA/NRCS USACE Other Panel 14 FEMA FIRM MAPS
- From a State Agency MDT Other _____
- Established by Professional Land Surveyor
- Established by Professional Engineer HEC II HY 7 Quick-2 Other _____
- Highest Known Water level
- Other (Explain) _____

VALUE

If the development involves improvements to an existing structure, the Market Value of existing structure: \$ 3,100,000⁹⁰
 New development or Substantial Improvement Minor improvement or addition to existing development

TYPE OF DEVELOPMENT

Check the appropriate box to the left for the type(s) of development requested, and complete information for each applicable line:

- | | | | |
|--|------------------|--|-------------|
| <input type="checkbox"/> 1. Residential Structure | Dimensions | | Cubic Yards |
| <input type="checkbox"/> 1a. New Structure | _____ | <input type="checkbox"/> 5. Filling ¹ | _____ |
| <input type="checkbox"/> 1b. Add to Structure | _____ | <input type="checkbox"/> 6. Dredging | _____ |
| <input type="checkbox"/> 1c. Renovations/other changes | _____ | <input type="checkbox"/> 7. Excavation | _____ |
| <input checked="" type="checkbox"/> 2. Non-Residential Structure | | <input type="checkbox"/> 8. Levee | _____ |
| <input type="checkbox"/> 2a. New structure | _____ | <input type="checkbox"/> 9. Drilling | _____ |
| <input checked="" type="checkbox"/> 2b. Add to Structure | <u>40' x 99'</u> | <input type="checkbox"/> 10. Mining: | _____ |
| <input type="checkbox"/> 2c. Renovations/other changes | _____ | <input type="checkbox"/> 11. Dam: Water surface to be created | _____ |
| <input type="checkbox"/> 2d. Floodproofing | _____ | <input type="checkbox"/> 12. Water Course Alteration | _____ |
| <input type="checkbox"/> 3. Water Dependent use: | | Detailed description must be attached with copies of all applicable state and federal permits. | |
| <input type="checkbox"/> 3a. Dock | _____ | <input type="checkbox"/> 13. Other: Explain _____ | _____ |
| <input type="checkbox"/> 3b. Pier | _____ | _____ | _____ |
| <input type="checkbox"/> 3c. Boat Ramp | _____ | _____ | _____ |
| <input type="checkbox"/> 3d. Other | _____ | _____ | _____ |
| <input type="checkbox"/> 4. Paving | _____ | _____ | _____ |

¹Certain prohibitions apply in Velocity Zones

Attachment and Site Plan - drawn to scale with north arrow

- Show property boundaries, floodway and floodplain lines.
- Show dimensions of the lot.
- Show dimensions and location of existing and/or proposed development on the site.
- Show areas to be cut and filled.
- For New Construction or Substantial Improvement, also include existing grade elevations done by a Professional Land Surveyor, Architect or Engineer.
- For New Construction or Substantial Improvement, attach statement describing in detail how each applicable development standard in Article VI will be met.

Special Note: Substantial Improvement is defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. Please refer to the floodplain management ordinance, Article XIII, for more complete definitions of New Construction and Substantial Improvement.

Structures in Velocity Zones are not permitted on fill or excavations. Structures must be built on open foundation systems, i.e., columns, piles, posts. (Article VI §L)

The Applicant Understands and agrees that:

- The permit applied for, if granted, is issued on the representations made herein;
- Any permit issued may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- Any permit issued on this application will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The applicant hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- If issued, the permit form will be posted in a conspicuous place on the premises in plain view and;
- If issued, the permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and the attachments to this application are a true description of the existing property and the proposed development project.

Owner _____ Date _____
signature

or

Authorized Agent _____ Date _____
signature

FLOOD HAZARD DEVELOPMENT PERMIT

For Minor Development

Portland, Maine

(For Development not considered a Substantial Improvement)

This Flood Hazard Development Permit allows minor development as provided in Article V.F.3. of the Floodplain Management Ordinance of Portland, Maine, for development in a Special Flood Hazard Area as defined in said ordinance. Development authorized by this permit must be adequately anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, be constructed with materials resistant to flood damage and be constructed by methods and practices that minimize flood damage. This permit is issued based on documentation that the information provided in the Flood Hazard Development Permit Application is in compliance with the Floodplain Management Ordinance.

Tax Map: 030-D- Lot #: 001 & 002

Project Description: interior & exterior work on Bldg "A" - phase III - raising 1st floor to 15'4 floor to ceiling height & adding 3rd floor

The permittee understands and agrees that:

- The permit is issued on the representations made herein and on the application for permit;
- The permit may be revoked because of any breach of representation;
- Once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- The permit will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the municipality;
- The permittee hereby gives consent to the Code Enforcement Officer to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance;
- The permit form will be posted in a conspicuous place on the premises in plain view; and,
- The permit will expire if no work is commenced within 180 days of issuance.

I hereby certify that all the statements in, and in the attachments to this permit are a true description of the existing property and the proposed development project.

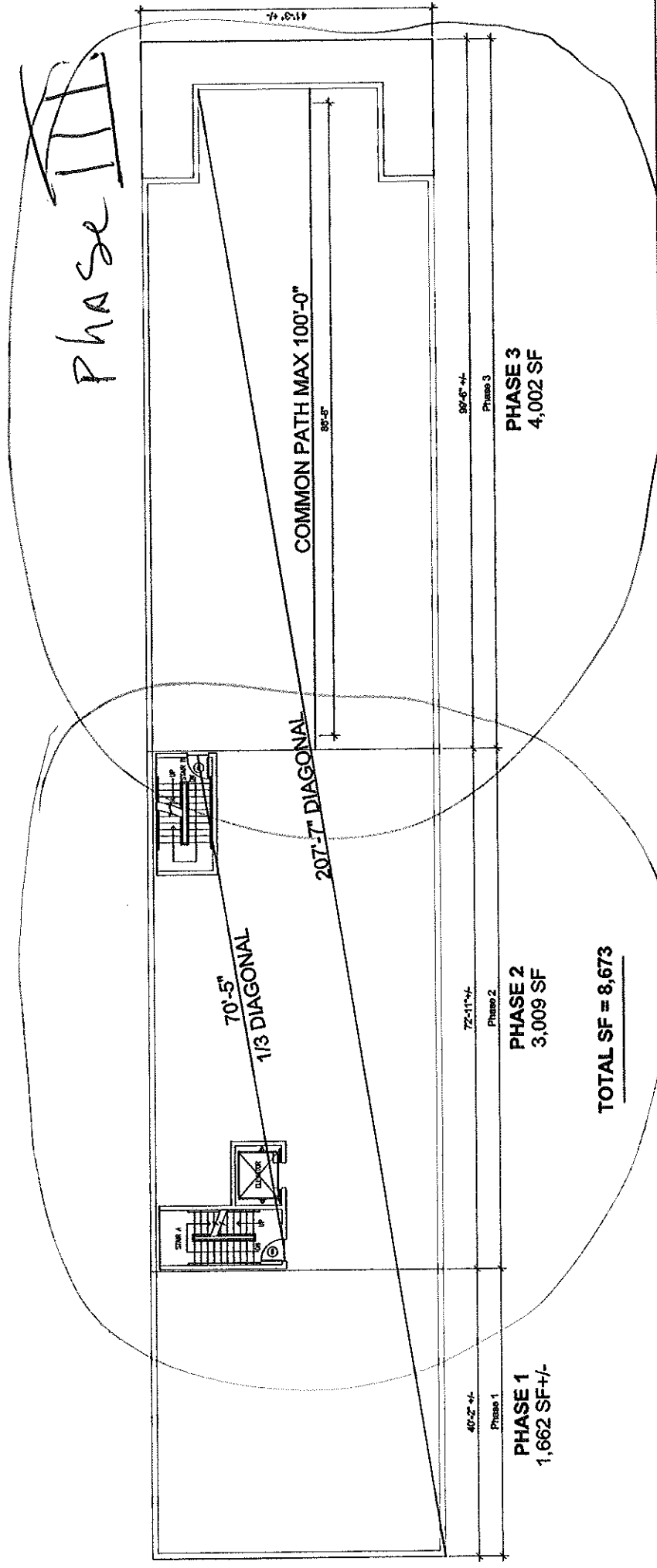
Owner: _____ Date: _____
Signature

or

Authorized Agent: _____ Date: _____
Signature

Issued by: _____ Date: _____

Permit #: _____



Phase III

PHASE 1
1,662 SF +/-

PHASE 2
3,009 SF

PHASE 3
4,002 SF

TOTAL SF = 8,673

DRAWING LIST

- STRUCTURAL DRAWINGS
- S2.01 FIRST FLOOR SLAB PLAN
- S2.02 SECOND FLOOR FRAMING PLAN

Building "A"

DRAFTSTOPPING OR SPRINKLE CONCEALED SPACES

717.3.2 (EX. 2)



AKERS associates, inc.

386 Fore Street • Portland, ME 04101 • Office (207) 774-8300 • Fax (207) 774-8347
71 Chestnut St. • P.O. Box 753 • Camden, ME 04843 • 207-236-3893
E-mail: pruakers@aol.com • www.akersassociates.com

Realtors®

August 30, 2013

Maine Wharf, LLC
P.O. Box 535
Buxton, Maine 04093-0535

Attn: Patrick Tinsman

68-
RE: Maine Wharf Analysis – 72 Commercial Street, Portland, Maine

Dear Mr. Tinsman,

My office has done an analysis of the Maine Wharf located at 72 Commercial Street in Portland, Maine. In our analysis we reviewed the various items that pertain to the Maine Wharf which includes existing tenant leases for the existing buildings and parking areas, the potential income from the existing vacant buildings, reviewed the existing buildings, the amount of available lineal dockage and wharf storage and taken into consideration the amount of construction work that has been performed on the Maine Wharf with regards to pilings, braces and structural support.

In analyzing all of the aforementioned items it is in our opinion that the Maine Wharf at this time has a market value of approximately \$3,100,000.00 to \$3,300,000.00

Market Value: \$3,100,000.00 - \$3,300,000.00

Please contact us with any questions and/or comments that you may have pertaining to the evaluation.

Sincerely,


Christopher Grimm
Akers Associates, Inc.



Licensed in Maine and Massachusetts. Members Realtors Multiple Listing Service, Maine Multiple Listing Service, Portland Board Realtors, Penobscot Bay Board Realtors

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-02755	Issue Date:	CBL: 030 D001001
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Location of Construction: 68 COMMERCIAL ST	Owner Name: MAINE WHARF LLC	Owner Address: PO BOX 535 BUXTON, ME 04093	Phone:
Business Name:	Contractor Name: Keeley Construction jkeeley@maine.rr.com	Contractor Address: 19 Westfield Street; PO Box 1074 Portland ME 04104	Phone (207) 773-8499
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: WCZ
Past Use: Vacant Marine use related building - bldg A	Proposed Use: Same: Vacant Marine use relaed building - Bldg A	Permit Fee: \$2,520.00	Cost of Work: \$250,000.00
Proposed Project Description: Interior and Exterior Renovations of Building A, phase III - to raise the first floor to ceiling height to 15'+ and to add a third floor.		INSPECTION: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	
CEO District: 2			

Permit Taken By: bjs	Date Applied For: 12/18/2013	Zoning Approval		
<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>		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: _____	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 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