

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

Location of Construction: 174-180 Island Ave, Peaks Isl		Owner: Blaine Davis		Phone:	Permit No: 970398
Owner Address: 180 Island Ave, Peaks Isl		Lessee/Buyer's Name:		Phone:	<div style="border: 1px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED MAY - 2 1997 CITY OF PORTLAND </div>
Contractor Name: Lionel Plante Assoc.		Address: 98 Island Ave Peaks Isl		Phone: 04108 766-2508	
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 90,000.00 PERMIT FEE: \$ 470.00	Zone: PR-2 CBL: 087-00-012 Zoning Approval: <i>ok 4/29/97</i> Special Zone or Reviews: <input checked="" type="checkbox"/> Shoreland <i>yes</i> <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone - <i>panel 15 of 17</i> <input type="checkbox"/> Subdivision <i>Zone AZ-E19</i> <input checked="" type="checkbox"/> Site Plan <i>major</i> <input type="checkbox"/> minor <input type="checkbox"/> mm
Proposed Project Description: Construct Pier		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		INSPECTION: Use Group: <i>V</i> (Type: Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			
Permit Taken By: Mary Gresik		Date Applied For: 16 April 1997			

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..



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 provisions of the code(s) applicable to such permit

Cathy Plante
 SIGNATURE OF APPLICANT **Cathy Plante** ADDRESS: _____ DATE: **25 April 1997 - Permit Routed**
16 April 1997 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

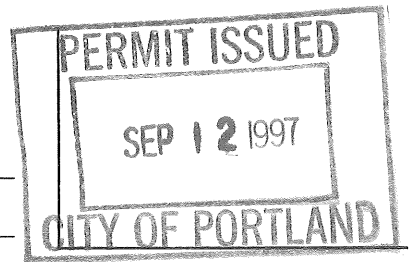
Date: *4/29/97*

J. Andrews

CEO DISTRICT **6**

M. Leary

970975



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. _____
Portland, Maine, _____

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE 03 September 1997

The undersigned hereby applies for amendment to Permit No. 970398 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 174-180 Island Ave, Peaks Isl Within Fire Limits? _____ Dist. No. _____
Owner's name and address Blaine Davis SAA Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Lionel Plante Assoc 98 Island Ave Peaks Telephone 766-2508
Architect _____ Plans filed _____ No. of sheets _____
Proposed use of building 1-fam w/Pier No. families _____
Last use Same No. families _____
Increased cost of work 2,000.00 Additional fee 35.00

Description of Proposed Work

Extend Float 20'

Handwritten signature and date: see DPA 9/4/97

Handwritten signature: Catherine Plante
Catherine Plante

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Framing lumber — Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: OK [signature] 9/9/97
see DEP will receive other d/s permit

Signature of Owner _____
Approved: [signature] Inspector of Buildings

INSPECTION COPY — WHITE FILE COPY — PINK
APPLICANT'S COPY — YELLOW ASSESSOR'S COPY — GOLDEN

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

070398

Location of Construction: 174-180 Island Ave, Peaks Isl		Owner: Blaine Davis		Phone:		Permit No:			
Owner Address: 180 Island Ave, Peaks Isl		Lessee/Buyer's Name:		Phone:		Business Name:			
Contractor Name: Lionel Plante Assoc.		Address: 98 Island Ave Peaks Isl 04108		Phone: 766-2508		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: MAY - 2 1997 CITY OF PORTLAND </div>			
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 90,000.00				PERMIT FEE: \$ 470.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied				INSPECTION: Use Group: Type:	
Proposed Project Description: Construct Pier				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:					
Permit Taken By: Mary Grasih		Date Applied For: 16 April 1998							

Zone: CBL: 087-00-012
 Zoning Approval:
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied
 Date: 4/16/98

PERMIT ISSUED WITH LETTER

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 provisions of the code(s) applicable to such permit

25 April 1997 - Permit Routed
 16 April 1997

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

CEO DISTRICT 6

COMMENTS

5-12-97 Pipes have been put down.
8-13-97 Sub is completed

	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 30, 1997

Lionel Plante Associates
98 Island Ave.
Peaks Island, Me. 04108

RE: 174- 180 Island Ave.

Dear Ms. Plante,

Your application to construct pier ramp has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal laws.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.

Site Plan Review Requirements

Building Inspection: You are required to complete the floodplain permit as distributed to you (the permit and 2 part permit, and I received your elevation certificate) \$50.00. 2. Please read & familiarize yourself with the attached Shoreland Zoning Reg, they shall be met in their interity. 3. This is an accessory use to the residence and shall not be a commerical use without a conditional use appeal. M. Schmuckal

Development Review Coordinator: Approved . J. Wendel

Fire Dept. Approved Lt. MacDougall

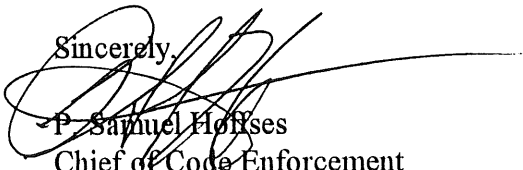
Planning Div. Approved K. Talbot

Development Review Coordinator: Approved Jim Wendel

Building Code Requirements

1. All Federal, State and Local rules and ordinances must be followed.

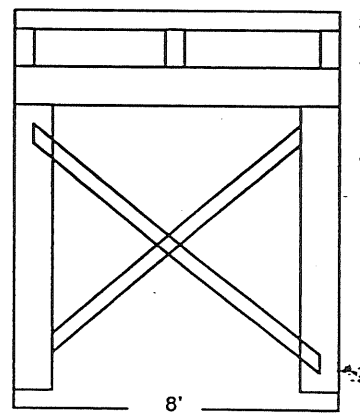
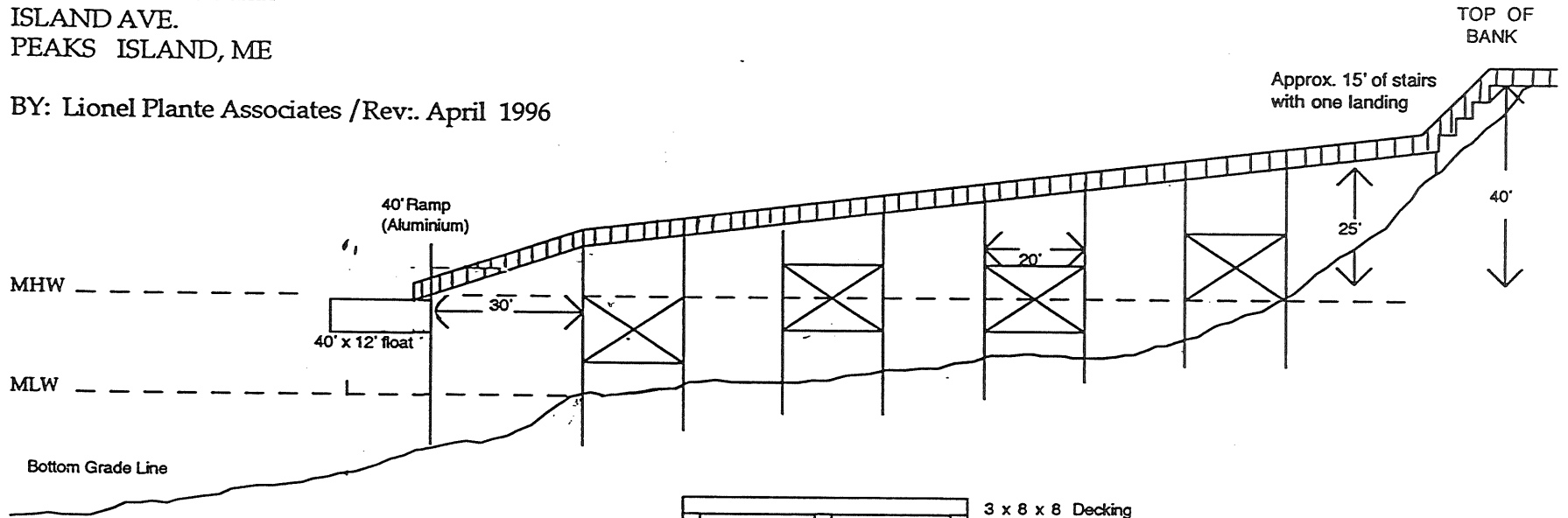
Sincerely,


P. Samuel Hoffses
Chief of Code Enforcement

c: J. Wendel, K. Talbot
M. Schmuckal

BLAINE DAVIS PIER
 ISLAND AVE.
 PEAKS ISLAND, ME

BY: Lionel Plante Associates /Rev.: April 1996



- 3 x 8 x 8 Decking
- 4 x 8 x 20 Stringers
- 12 x 12 Cap
- 4 x 8 x 10 Cross Bracing
- 12" CCA Piling

Applicant: Cathy Plante
Address: 174⁻¹⁸⁰ Island Ave

Date: 4/28/97
C-B-L: 87-00-12

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1910

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work -

Accessory use to residence - Not commercial in use
construct residential pier \approx 250' in length
ok per JEG 4/29/97

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

7,740 sq ft

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - N/A

Loading Bays - N/A

Site Plan - yes because of site plan

Shoreland Zoning/ Stream Protection -

yes within - reviewed by Planning Dept.

Flood Plains - yes 15 of 17

Floodplain Application Zone A2 - EL 9 -



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

Address: _____

Blaine Davis
Applicant
174 -180 Island Avenue, Peaks Island
Applicant's Mailing Address
Lionel Plante Assoc.
Consultant/Agent
766-2508
Applicant or Agent Daytime Telephone, Fax

April 16, 1997
Application Date
Pier
Project Name/Description

180 Island Ave.
Address of Proposed Site
87-00-12
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) constructing residential pier
 Proposed Building Square Feet or # of Units _____ Acreage of Site _____ Zoning IR-2

Check Review Required:

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input checked="" type="checkbox"/> Other <u>construct residential pier</u> |

Fees paid: site plan \$300.00 subdivision _____

Approval Status:

Reviewer Marge Schmuck

- Approved **Approved w/Conditions listed below** Denied

1. You are required to complete the floodplain permit as distributed to you (the permit, and 2 part permit and I have received your elevation certificate) - \$50 fee.
 2. Please read & familiarize yourself with the attached Shoreland Zoning. They shall be met in their entirety.

Approval Date 4/20/97 Approval Expiration _____ Extension to _____ Additional Sheets Attached

③ This is an accessory use to the residence and shall not be a commercial use without a conditional use appeal.

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____ date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Inspection Fee Paid	_____ date _____	_____ amount _____	
Performance Guarantee Reduced	_____ date _____	_____ remaining balance _____	_____ signature _____
Performance Guarantee Released	_____ date _____	_____ signature _____	
Defect Guarantee Submitted	_____ submitted date _____	_____ amount _____	_____ expiration date _____
Defect Guarantee Released	_____ date _____	_____ signature _____	

Address: 180 Island Ave Peaks Island



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

Blaine Davis
Applicant
180 Inland Avenue, Peaks Island
Applicant's Mailing Address
Lionel Plante ASsoc.
Consultant/Agent
766-2508
Applicant or Agent Daytime Telephone, Fax

April 16, 1997
Application Date
Pier
Project Name/Description
180 Inland Ave.
Address of Proposed Site
87-00-12
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) constructing residential pier

Proposed Building Square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input checked="" type="checkbox"/> Other <u>construct residential pier</u> |

Fees paid: site plan \$300.00 subdivision _____

Approval Status:

Reviewer *[Signature]*

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 4/16/97 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: _____



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

Address: _____

Blaine Davis
Applicant
180 Island Avenue, Peaks Island
Applicant's Mailing Address
Lionel Plante ASsoc.
Consultant/Agent
766-2508
Applicant or Agent Daytime Telephone, Fax

April 16, 1997
Application Date
Pier
Project Name/Description

180 Island Ave.
Address of Proposed Site
87-00-12
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) constructing residential pier

Proposed Building Square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input checked="" type="checkbox"/> Other <u>construct residential pier</u> |

Fees paid: site plan \$300.00 subdivision _____

Approval Status:

Reviewer Jim Wendel

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 4/23/97 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

April 16, 1997

Blaine Davis
Applicant

Application Date

180 Island Avenue, Peaks Island
Applicant's Mailing Address

Project Name/Description

Lionel Plante Assoc.
Consultant/Agent

180 Island Ave.
Address of Proposed Site

766-2308
Applicant or Agent Daytime Telephone, Fax

87-00-12
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) constructing residential pier

Proposed Building Square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input checked="" type="checkbox"/> Other <u>construct residential pier</u> |

Fees paid: site plan \$300.00 subdivision _____

Approval Status: Reviewer Kandi Talbot

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 4/23/97 Approval Expiration 4/23/98 Extension to _____ date _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------------|-------------------------------|-----------------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date _____ | _____ amount _____ | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid | _____ date _____ | _____ amount _____ | |
| Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| Performance Guarantee Released | _____ date _____ | _____ signature _____ | |
| Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ | _____ expiration date _____ |
| Defect Guarantee Released | _____ date _____ | _____ signature _____ | |

Address: _____

SHORELAND ZONING REQUIREMENTS

WITHIN 75' OF NORMAL HIGH-WATER LINE:

- There shall be no cleared openings.
- A well-distributed stand of trees and other vegetation, including existing ground cover, shall be maintained.
- Clearing of vegetation for development is not allowed, except to remove safety hazards.
- No cleared opening greater than 250 square feet in the forest canopy as measured from the outer limits of the tree crown is allowable. However a footpath not to exceed 10' in width as measured between tree trunks is permitted provided that a clear line of sight to the water through the buffer strip is not created.
- There shall be no accessory structures constructed, such as piers, docks, wharves, bridges, stairways, parking areas, and retaining walls without permits and review.

BEYOND THE 75' SETBACK, WITHIN SHORELAND ZONE:

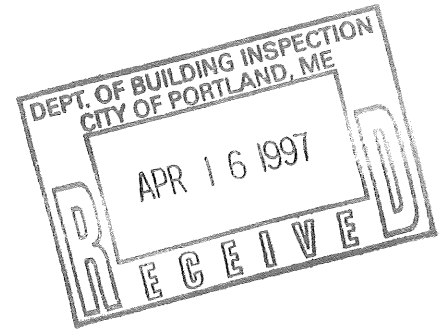
- There shall be permitted on any lot in any 10 year period, selective cutting of not more than 40% of the volume of trees 4" or more in diameter, measured 4.5 feet above ground level. Tree removal in conjunction with the development of permitted uses shall be included in the 40% calculations. Pruning of tree branches on the bottom 1/3 of the tree is permitted.
- In no event shall cleared openings for development, including but not limited to, principal and accessory structures, driveways, and sewage disposal areas, exceed in the aggregate, 25% of the lot area or 10,000 square feet, whichever is greater.

RE: Timber Harvesting:

- There can be no single clear cut openings greater than 10,000 square feet in the forest canopy (measured from the edge of the crown of trees).
- Clear cut openings greater than 5,000 square feet must be 100' apart.
- Clear cut openings must be included in the calculations of total volume removal.

Lionel Plante Associates

98 ISLAND AVENUE
PEAKS ISLAND, MAINE 04108
(207) 766-2508
FAX (207) 766-2507



Mary Grefik
Building Inspection
City Hall
389 Congress Street
Portland, ME 04101

Dear Mary:

Lionel Plante Associates of 98 Island Avenue, Peaks Island, Maine, respectfully requests a permit for the following:

A 180' pier for personal use of the owner, Blaine Davis, of 180 Island Avenue, Peaks Island.

Included are a site plan and boundaries as requested in (b) 1 of the Portland Code for Land Use. The proposed pier will be built to the low tide mark and the nearest structure is a similar private pier approximately 400' to the south of the proposed structure. The pier will be 25' from the southerly abutter and 33' from the northerly abutter. There are no easements nor rights of way and access to the pier will be by means of stairs on the owner's private property. The front of the owner's property on the Island Avenue side, has a city sidewalk.

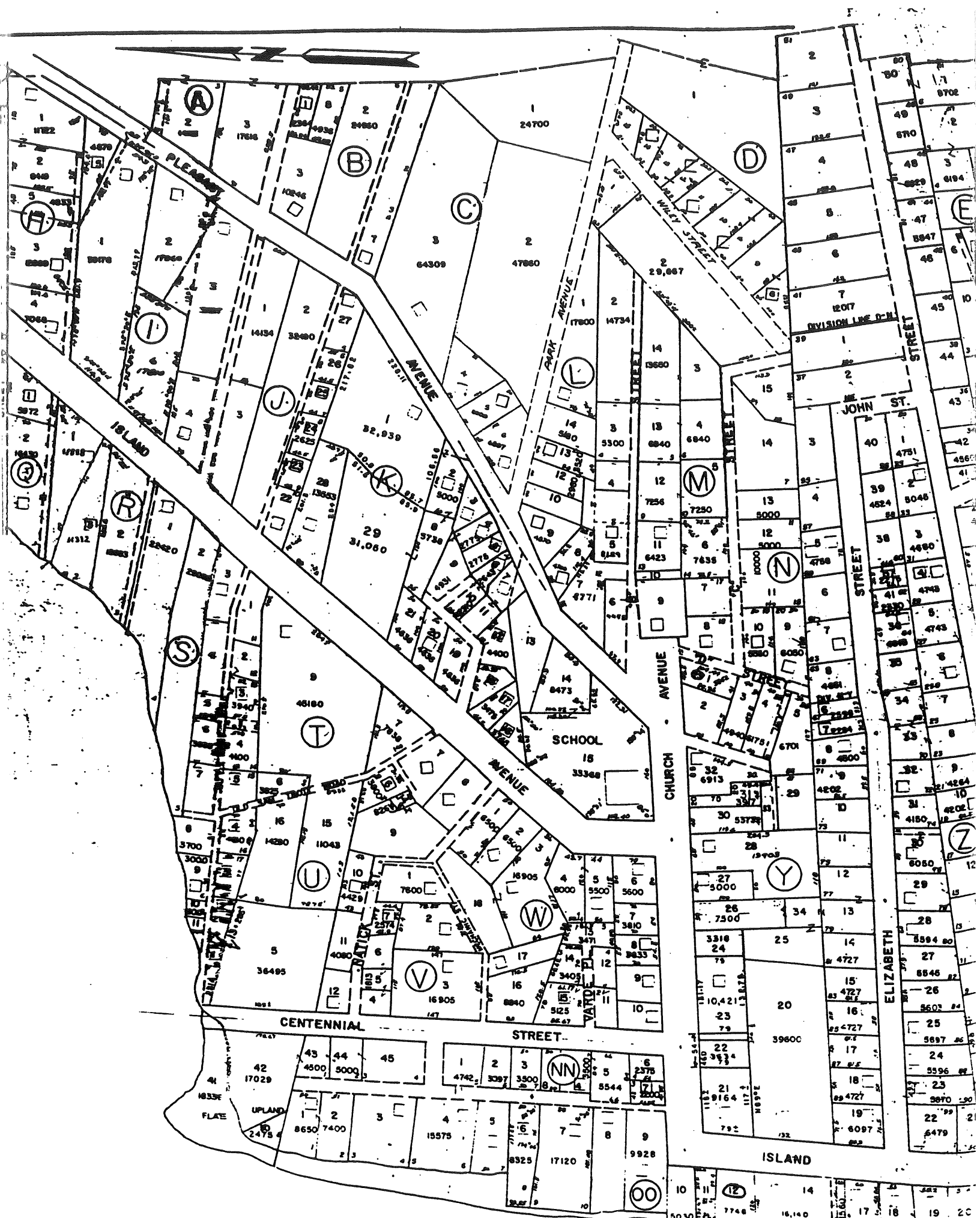
Since the structure is a pier on pilings, the only soil erosion control necessary is a limited area of the banking where the steps approach the dock. As sonotubes will be hand dug, there will be minimal excavation of brush. Where that activity occurs, traditional erosion control of silt fence and bails of hay will be employed as needed.

All permits are secured and the cost of the project is approximately \$90,000. Thank you for your consideration on this matter.

Respectfully submitted,

Handwritten signature of Catherine E. Plante

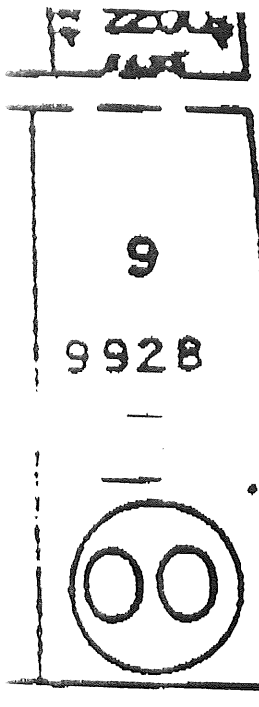
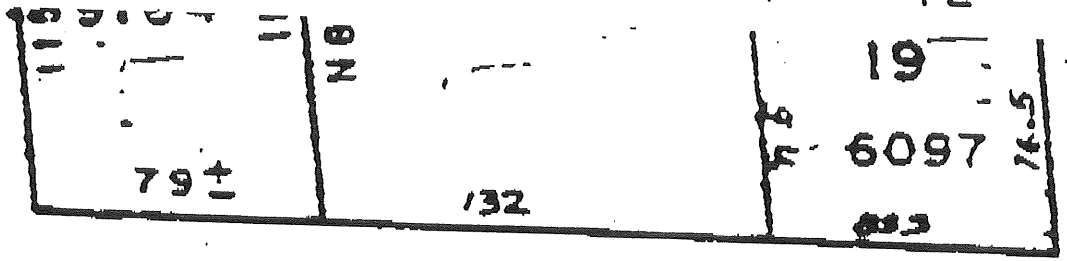
Catherine E. Plante
President



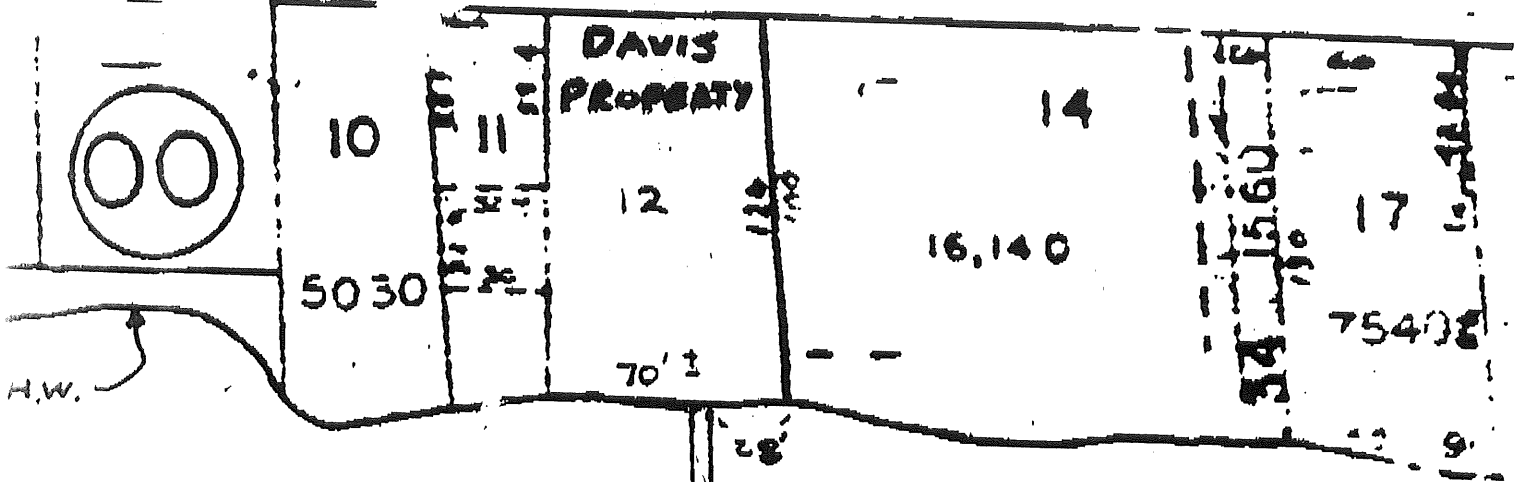
87-00.12 SITE

PEAK'S ISLAND

TAX MAP 87
BLOCK 00
LOT 12



ISLAND AVE



H.W.

MLW

PROPOSED
PIER

RAMP

FLOAT

CASCO BAY

COPY

PLAN OF PROPOSED PIER
AT
BLAINE DAVIS PROPERTY
ISLAND AVENUE, PEAKS ISLAND, MAINE

OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424

Post-it* Fax Note	7671	Date	# of pages ▶ 6
To	LPA	From	B. Davis
Co./Dept.	Peaks Isla	Co.	
Phone #		Phone #	201-267-4568
Fax #		Fax #	

April 11, 1997

Lionel Plante Associates
98 Island Avenue
Peaks Island, Maine 04108

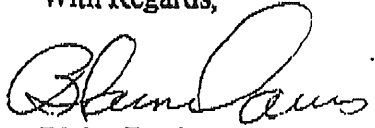
Dear Coley / Terry :

Attached are copies of the defining sections of registered deeds for my property on Peaks Island at 180 Island Avenue, as you requested. This property is made up of two joined sections defined by:

- A. Property acquired from Katherine Jose--Deed and land sketch attached (2 pages).
- B. Property acquired from Kathleen Beecher and Brad Burkholder--Deed and land sketch attached (3 pages).

Taken together they define a rectangular lot roughly 62 foot frontage by 136 foot depth from Island Avenue to the Casco Bay waterline.

Let me know if you need anything else. Look foreword to seeing you on or about April 19, 1997. Hope everything is going well with our pier construction project.

With Regards,

Blaine Davis

Attachments

Beecher/Burkholder to Davis

SCHEDULE A

A certain lot or parcel of land situated on the westerly side of Island Avenue on Peaks Island, County of Cumberland and State of Maine, more particularly bounded and described as follows:

Beginning at a stone set on the westerly sideline of Island Avenue which stone marks the most southerly side of a private way leading from said Island Avenue to the seashore and the northeasterly corner of land now or formerly of Katherine O. Jose as described in a deed dated April 23, 1984 and recorded in the Cumberland County Registry of Deeds in Book 6434, Page 298; thence in a general westerly direction along said Jose land a distance of eighty-eight (88) feet, more or less, to a point at the most northwesterly corner of said Jose land; thence in a southerly direction along said Jose land a distance of nineteen (19) feet, more or less; thence in a general westerly direction along said Jose land to the low water mark of the Atlantic Ocean; thence in a general northerly direction along the low water mark of the Atlantic Ocean a distance of twenty-five (25) feet, more or less to a point; thence S 81° E (based upon 1990 magnetic observation) to a 5/8 inch iron rebar set in the side of the bank, which iron rebar is N 64° 26' 46" W a distance of forty-nine and thirty-eight hundredths (49.38) feet from the most northwesterly corner of the porch of the building located on said Jose land; thence continuing along a course of S 81° E a distance of forty-one and eighty-eight hundredths (41.88) feet to a three (3) inch hollow iron pipe found at or near the top of the bank; thence continuing along said course of S 81° E a distance of forty-eight and thirteen hundredths (48.13) feet to a stone set on the westerly sideline of Island Avenue marking the most northeasterly corner of said private way and land formerly of Louisa A. Trefethen (see deed dated August 16, 1901 and recorded in said Registry of Deeds in Book 705, Page 305; thence in a southerly direction along the westerly sideline of Island Avenue a distance of seven and fourteen hundredths (7.14) feet to the point of beginning.

The above described parcel is conveyed subject to any existing rights to use said private way and is conveyed together with all right, title and interest in and to the shore and flat between said lot of land and the low water mark and all shore rights and privileges appertaining to or belonging to said premises.

Meaning and intending to convey the portion of the land, including said private way, described as the second parcel in a deed from Richard T. Tebbetts, et al. to Kathleen H. Beecher, et al. dated January 7, 1989 and recorded in said Registry of Deeds in Book 8632, Page 137, situated southerly of the line running S 81° E from a point, which point is twenty-five (25) feet from the most southwesterly corner of the land described in the Tebbetts to Beecher deed, at the low water mark of the Atlantic

Ocean along the most northerly side of said private way to the most westerly sideline of Island Avenue.

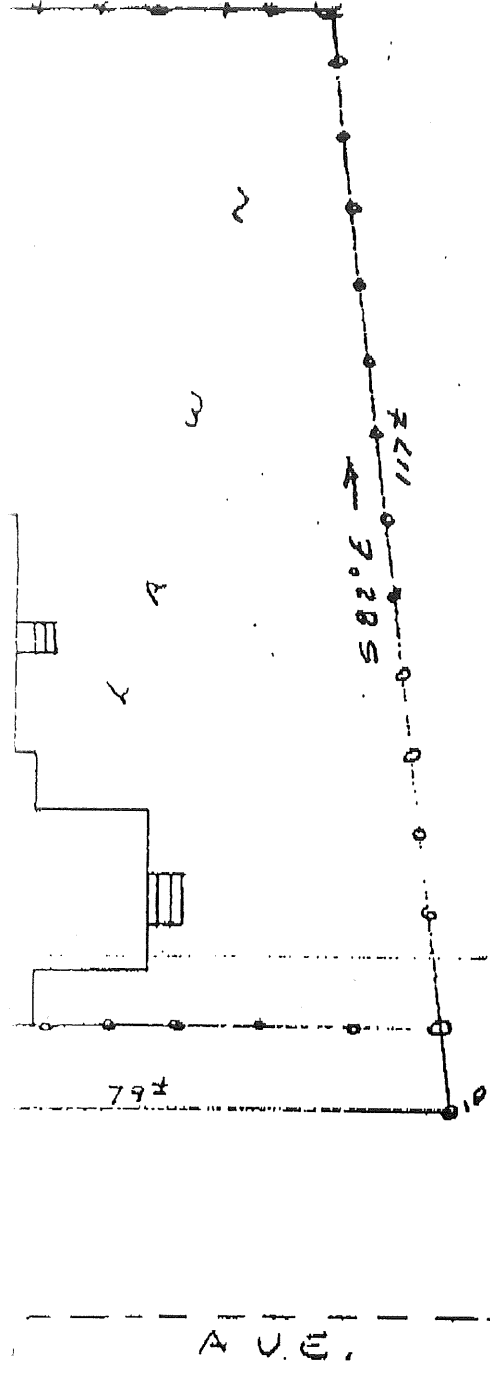
Reference is made to a deed from Richard T. Tebbetts, et al. to Kathleen H. Beecher, et al. dated January 7, 1989 and recorded in said Registry of Deeds in Book 8632, Page 137.

GDV:R111201.SL

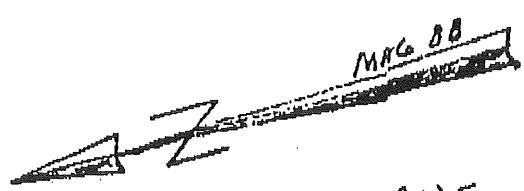
RECEIVED
REGISTRY OF DEEDS

30 NOV 20 PM 3:40

REGISTRY

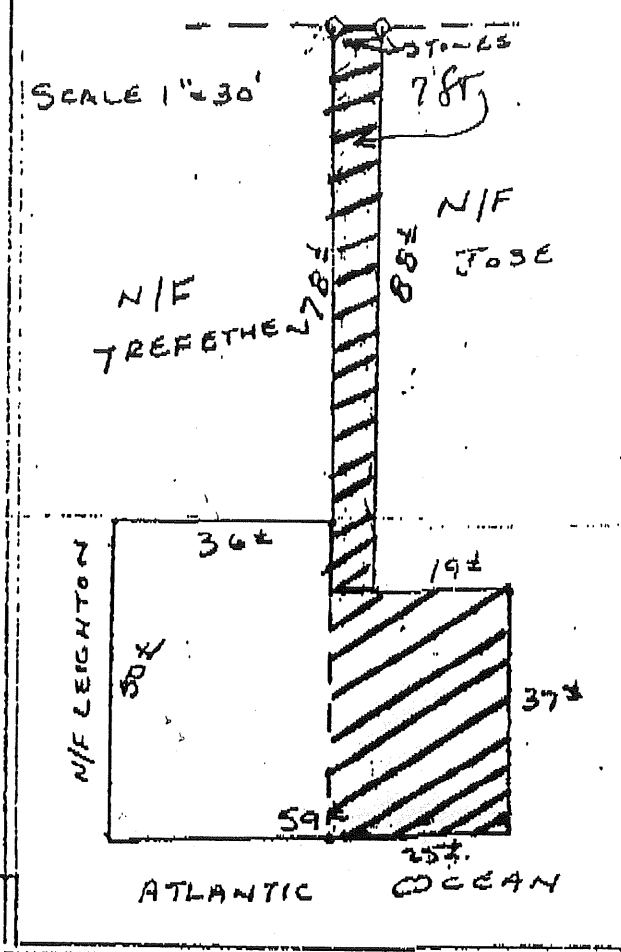


N/F
SKILLINGS



ISLAND AVE

SCALE 1"=30'



STAGE SAVINGS BANK

UMENT SURVEY AND IS NOT
OWS CONDITIONS EXISTING AS
ION IS FOR MORTGAGE PURPOSES
ARENT ONLY.

HAZARD BOUNDARY MAP
S, (IS NOT) IN A

SHOWN ON THIS PLAN IS
ND CONFORMS TO THE
TLANO.

PREPARED FOR:

KATHLEEN BEECHER
BRAD BURKHOLDER
ISLAND AVIENUE
PEAKS ISLAND
PORTLAND, MAINE

SCALE: 1/4"=10'

STAGE SAVINGS BANK

Jose to Davis

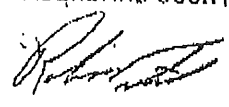
EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated on the westerly side of Island Avenue on Peaks Island in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the westerly side of said Island Avenue at a stake at the northeasterly bound of land now or formerly of Simeon Skillings; thence northerly along said Island Avenue fifty-four and eighty-five hundredths (54.85) feet to a stake set in the southerly side of a private way leading from Island Avenue to the seashore; thence westerly by said private way to a stake set in the ground at a point ten (10) feet from the easterly end of the two-story wooden building on the shore now or formerly owned by W.H. Trefethen, et al.; thence southerly about nineteen (19) feet to a post; thence westerly, and keeping a distance of ten (10) feet from the southerly side of said wooden building above mentioned, to the westerly end of the sea wall or bulkhead and in line with an iron bolt set near the westerly end of said sea wall; thence southerly by the westerly end of said sea wall or bulkhead to land now or formerly of Simeon Skillings; thence easterly by said Skillings' land one hundred twenty-six (126) feet, more or less, to said Island Avenue and the point of beginning.

Also a certain easement over land of Eastman to and over a set of wooden steps leading to the beach, which easement is more particularly set forth in a deed from Dean E. Eastman and Ella Mae Eastman of recent date and to be recorded herewith.

RECEIVED
RECORDED REGISTRY OF DEEDS
1998 NOV 14 AM 9:53
CUMBERLAND COUNTY



Blaine Davis Permit

LIONEL PLANTE ASSOCIATES
98 ISLAND AVENUE
PEAKS ISLAND, ME 04108
PH. 766-2508

FLEET
90926 PARKWAY SOUTH OFFICE
BREWER, MAINE 04412
52-36-112

8585

8585

Three Hundred and 00/100 Dollars

DATE
4/15/97

AMOUNT
\$300.00

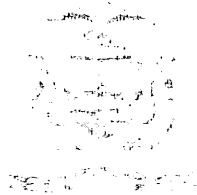
PAY TO THE ORDER OF
CITY OF PORTLAND
P.O. BOX 544 DTS
PORTLAND, MAINE 04112

Budget A. Kenner

⑆008585⑆ ⑆011200365⑆ 93596 2334⑆⑆

MP

Security features included. Details on back.



CITY OF PORTLAND

April 25, 1997

Blaine Davis
180 Island Avenue
Peaks Island, ME 04108

Re: 180 Island Avenue, Construction of New Pier

Dear Mr. Davis:

On April 23, 1997 the Portland Planning Authority granted minor site plan approval for the construction of a new pier at 180 Island Avenue.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

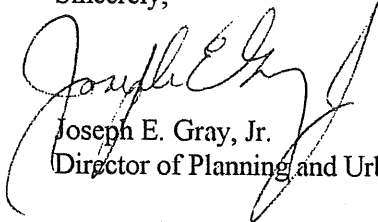
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
3. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

O:\PLANDEV\REV\PROJECTS\180ISLND\APPR\VLTR.WPD

4. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

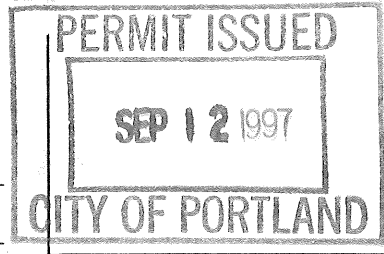
Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
Kathi Staples PE, City Engineer
Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

970975



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. _____

Portland, Maine, _____

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE 03 September 1997

The undersigned hereby applies for amendment to Permit No. 970398 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 174-180 Island Ave, Peaks Isl Within Fire Limits? _____ Dist. No. _____
Owner's name and address Blaine Davis SAA Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Lionel Plante Assoc 98 Island Ave Peaks Telephone 766-2508
Architect _____ Plans filed _____ No. of sheets _____
Proposed use of building 1-fam w/Piar No. families _____
Last use Same No. families _____
Increased cost of work 2,000.00 Additional fee 35.00

Description of Proposed Work

Extend Float 20'
ok
DPT
9/12/97

Catherine Plante
Catherine Plante

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Framing lumber — Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: ok [signature] 9/12/97

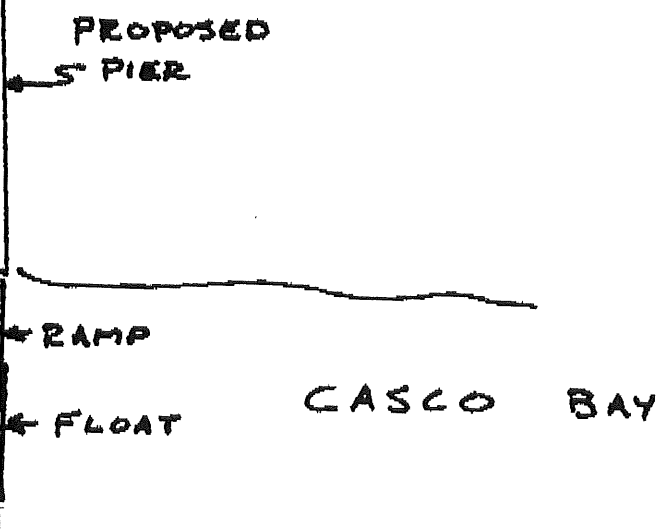
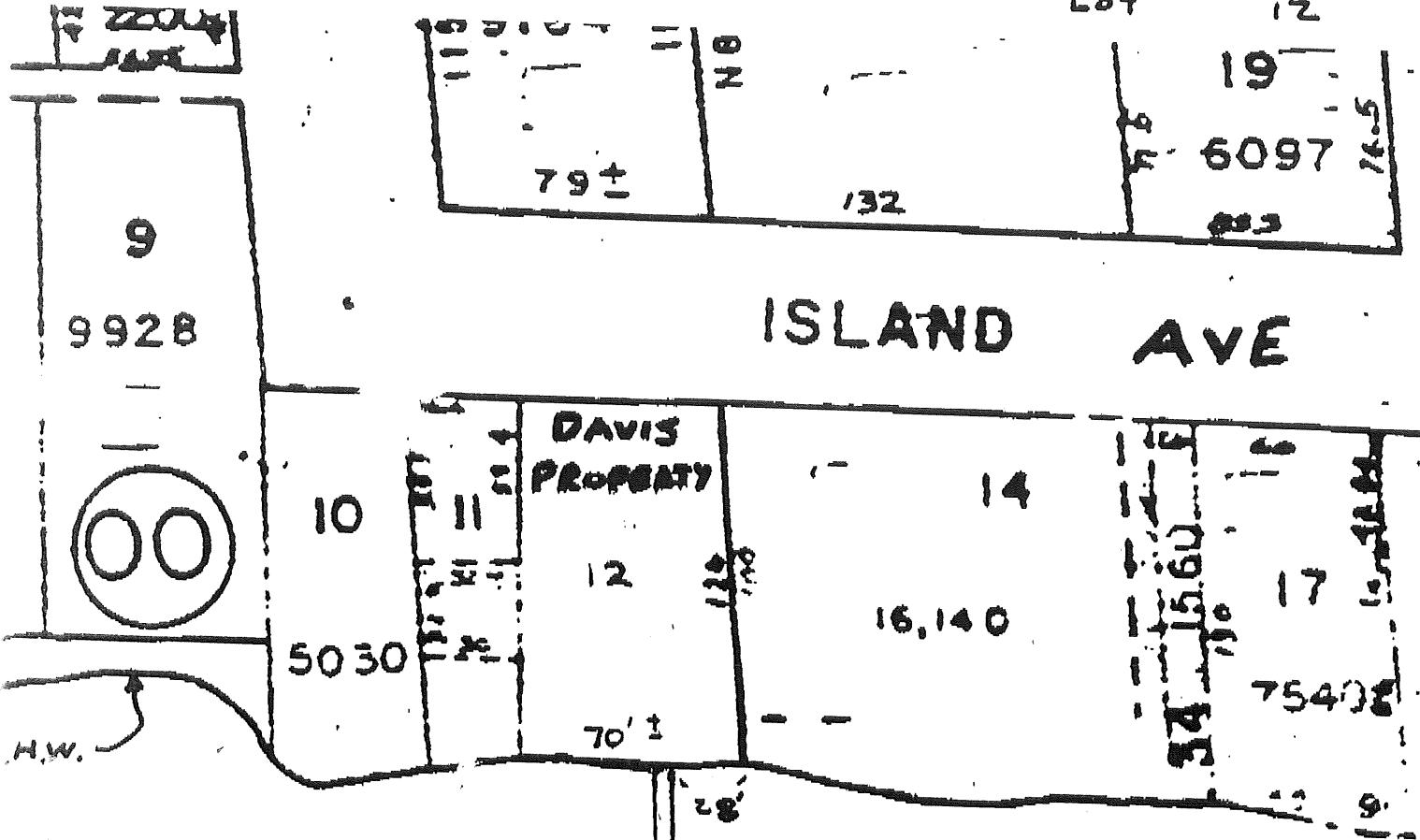
Signature of Owner _____

Approved: [signature] _____

INSPECTION COPY — WHITE FILE COPY — PINK Inspector of Buildings
APPLICANT'S COPY — YELLOW ASSESSOR'S COPY — GOLDEN

PEAK'S ISLAND

TAX MAP 87
BLOCK 00
LOT 12



PLAN OF PROPOSED PIER
 AT
BLAINE DAVIS PROPERTY
 ISLAND AVENUE, PEAKS ISLAND, MAINE

OWEN HASKELL, INC.
 16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424

COPY

BOARD OF HARBOR COMMISSIONERS
FOR THE HARBOR OF PORTLAND

Application for Permit

1. Name of Applicant: LIOUËL PLANTE ASSOCIATES
2. Mailing Address of Applicant: 98 ISLAND AVE
PEAKS ISLAND, MAINE 04108
3. Location of project for which permit is requested: CASCO BAY ; 180 ISLAND AVE
PEAKS ISLAND, MAINE 04108
- a. Please attach enlargement of Portland Harbor chart showing exact location.
4. Description of project for which permit is requested: 12' X 20' Float secured to
existing float on shore end and secured by one single
piling on water end

(use separate sheet if necessary)

5. Please attach the following:
- For projects under \$10,000.00 a detailed scale drawing on graph paper.
 - For projects over \$10,000.00 a detailed scale drawing prepared by a registered engineer
6. All applications must be accompanied by a tax assessor's map and/or an engineer's drawing showing the distances between project and abutters' landmarks, i.e., piers, floats, dolphins, etc.
7. Please list the names and addresses of all abutters and lessees or other persons having an interest in property on which the project is located.
- Walter and Elizabeth Hocker Island Ave, P.I.
 - Dan Eastman Island Ave, P.I.
 - _____
 - _____
- (use separate sheet if necessary)
8. Estimated cost of project: \$5000⁰⁰₀₀
9. For all permit applications involving projects costing more than \$10,000.00 the applicant must submit a survey certified by a registered engineer or a registered land surveyor showing the location of the proposed project. The Board may require surveys to be submitted with regard to other projects at its discretion in cases where the project is close to a channel, in a congested area, close to a property line, or where similar factors are present.
10. Please attach copies of all applications (if any) submitted with regard to this project to the Corps of Engineers, Planning Board or Department of Environmental Protection.
11. Please note that:
- All applications must be submitted not less than 14 days before the Board's next scheduled hearing date.
 - All fees due in connection with the application must be paid at the time the application is submitted (refer to attached fee schedule).

ELEVATION CERTIFICATE

FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR).
Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
BUILDING OWNER'S NAME <u>Blaine E. Davis</u>	POLICY NUMBER	
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER <u>95 Island Avenue, Peaks Island</u>	COMPANY NAIC NUMBER	
OTHER DESCRIPTION (Lot and Block Numbers, etc.) <u>Map 87 Block 00 Lot 12</u>		
CITY <u>Portland</u>	STATE <u>ME</u>	ZIP CODE <u>04108</u>

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. SUFFIX	4. DATE OF FIRM INDEX	5. FIRM ZONE	6. BASE FLOOD ELEVATION (in AO Zones, use depth)
230051	0015	B	7-15-92	A2	9.0

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): NGVD '29 Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level Pier.
- 2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of 10 feet NGVD (or other FIRM datum—see Section B, Item 7).
- (b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of feet NGVD (or other FIRM datum—see Section B, Item 7).
- (c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is feet above or below (check one) the highest grade adjacent to the building.
- (d). FIRM Zone AO. The floor used as the reference level from the selected diagram is feet above or below (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? Yes No Unknown
3. Indicate the elevation datum system used in determining the above reference level elevations: NGVD '29 Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)
4. Elevation reference mark used appears on FIRM: Yes No (See Instructions on Page 4)
5. The reference level elevation is based on: actual construction construction drawings
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is: N/A feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

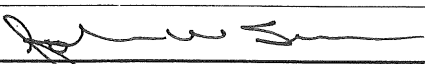
1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: feet NGVD (or other FIRM datum—see Section B, Item 7).
2. Date of the start of construction or substantial improvement _____

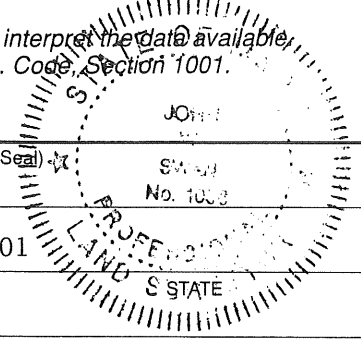
SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1–A30, AE, AH, A (with BFE), V1–V30, VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

Reference level diagrams 6, 7 and 8 - Distinguishing Features—If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

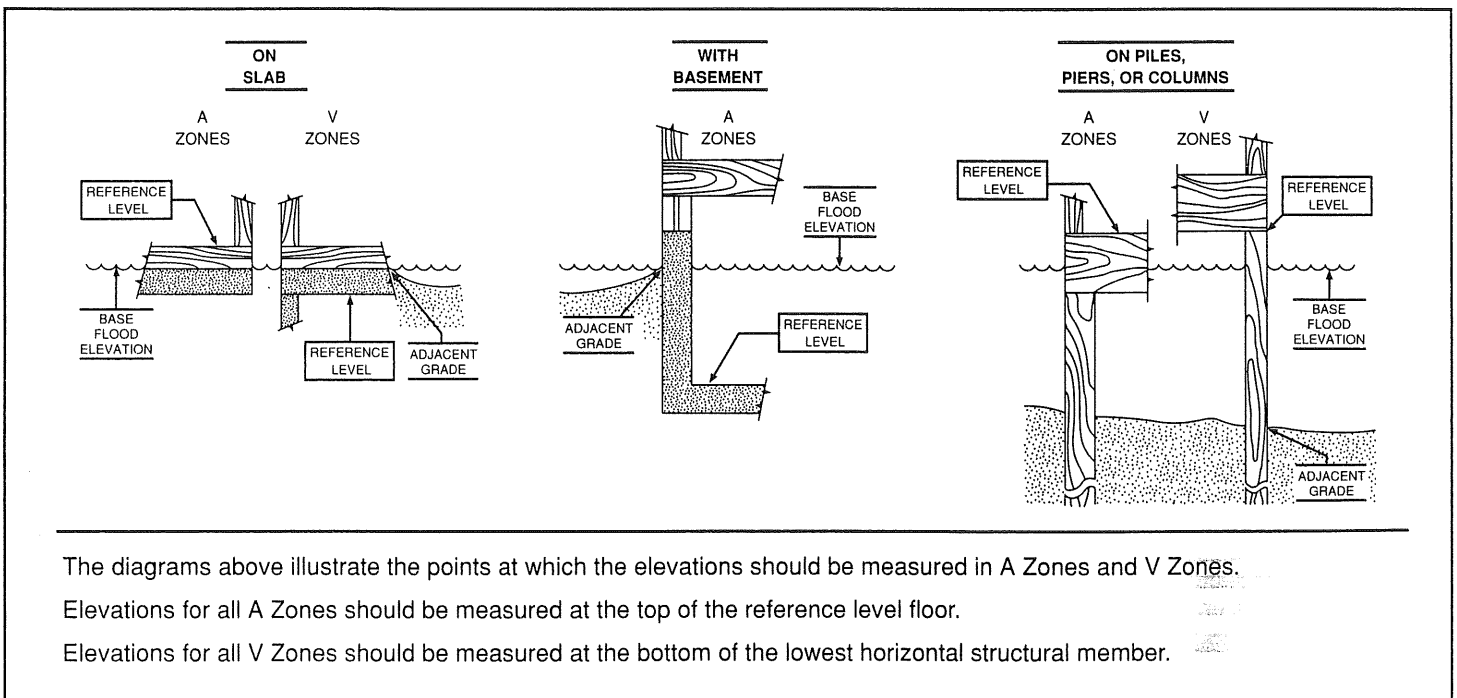
I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

John W. Swan	1038		
CERTIFIER'S NAME	LICENSE NUMBER (or Affix Seal)		
President	Owen Haskell, Inc.		
TITLE	COMPANY NAME		
16 Casco Street	Portland	ME 04101	
ADDRESS	CITY	STATE	ZIP
SIGNATURE	DATE	PHONE	
	4-25-97	774-0424	



Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS:



THE NATIONAL FLOOD INSURANCE PROGRAM ELEVATION CERTIFICATE

PURPOSE OF THE ELEVATION CERTIFICATE

The Elevation Certificate is an important administrative tool of the National Flood Insurance Program (NFIP).

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt a floodplain management ordinance containing certain minimum requirements intended to reduce future flood losses. One such requirement is that the community "obtain the elevation of the lowest floor (including basement) of all new and substantially improved structures, and maintain a record of all such information." The Elevation Certificate is one way for a community to comply with this requirement.

The Elevation Certificate is also required to properly rate post-FIRM structures, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), for flood insurance in FIRM Zones A1-A30, AE, AO, AH, A (with Base Flood Elevations [BFE's]), V1-V30, VE, and V (with BFE's). In addition, the Elevation Certificate is also needed for pre-FIRM structures being rated under post-FIRM flood insurance rules.

Use of this certificate does not in any way alter the flood insurance purchase requirement. The Elevation Certificate is only used to provide information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper flood insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). Only a LOMA or LOMR from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the Federal requirement for a lending institution to require the purchase of flood insurance. Note that the lending institution may still require flood insurance.

This certificate is only used to certify the elevation of the reference level of a building. If a non-residential building is being floodproofed, then a Floodproofing Certificate must be completed in addition to certifying the building's elevation. Floodproofing of a residential building does not alter a community's floodplain management elevation requirements or affect the insurance rating unless the community has been issued an exception by FEMA to allow floodproofed residential basements.

INSTRUCTIONS FOR COMPLETING THE ELEVATION CERTIFICATE

The Elevation Certificate is to be completed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE's), V1-V30, VE, and V (with BFE's) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information may also complete this form. For Zones AO and A (without BFE's), a building official, a property owner, or an owner's representative may also provide the information on this certification.

SECTION A Property Information

The Elevation Certificate identifies the building, its owner and its location. Provide the building owner's name(s), the building's complete street address, and lot and block number. If the property address is a rural route or PO box number, provide a legal description or an abbreviated location description based on distance from a reference point.

SECTION B Flood Insurance Rate Map Information

In order to properly complete the Elevation Certificate, it is necessary to locate the building on the appropriate FIRM, and record the appropriate information. To obtain a FIRM, contact the community or call 1-800-333-1363.

The Elevation Certificate may be completed based on either the FIRM in effect at the time of the certification or the FIRM in effect when construction of the building was started.

Items 1 - 6. Using the FIRM Index and the appropriate FIRM panel for the community, record the community number, panel (or page) number, suffix, and Index date. From the appropriate FIRM panel, locate the property and record the zone and the BFE (or flood depth number) at the building site. BFE's are shown on a FIRM for Zones A1-A30, AE, AH, V1-V30, and VE; flood depth numbers are shown for Zone AO.

Item 7. Record the vertical datum system to which the elevations on the applicable FIRM are referenced. The datum is specified in the upper right corner of the title block of the FIRM.

Item 8. In A or V Zones where BFE's are not provided on the FIRM, the community may have established BFE's based on data from other sources. For subdivisions and other development greater than 50 lots or 5 acres, establishment of BFE's is required by community floodplain management ordinance. When this is the case, complete this item.

SECTION C Building Elevation Information

Item 1. The Elevation Certificate uses a building's reference level as the point for measuring its elevation. Pages 5 and 6 of this Elevation Certificate package contain a series of eight diagrams of various building types that are to be used to help determine the reference level. Choose the diagram that best represents this building, record the diagram number, and use the indicated reference level to measure the elevation as requested in Items 2a-d.

Item 2. Depending on the property location's FIRM Zone, complete Item 2a, 2b, 2c, or 2d. Use the reference level shown in the appropriate building diagram as the point of measurement. As shown in the diagram on the back of the Certificate, for all A Zones, the elevation should be measured at the top of the reference level floor. For all V Zones, the elevation should be measured at the bottom of the lowest horizontal structural member of the reference level floor. Reporting of elevations in Items 2a and 2b should be to the nearest tenth of a foot, or alternatively, unless prohibited by state or local ordinance, the reference level elevation may be "rounded down" to the nearest whole foot ("**rounding up**" is prohibited).

Item 2(a). For structures located in FIRM Zones A1-A30, AE, AH, and A (with BFE's), record the elevation (to the nearest tenth of a foot) of the top of the floor identified as the reference level in the applicable diagram.

Item 2(b). For structures located in FIRM Zones V1-V30, VE, and V (with BFE's), record the elevation (to the nearest tenth of a foot) of the bottom of the lowest horizontal structural member of the floor identified as the reference level in the applicable diagram.

Item 2(c). For structures located in FIRM Zone A (without BFE's), record the height (to the nearest tenth of a foot) of the top of the floor indicated as the reference level (from the applicable diagram) above or below the highest adjacent grade immediately next to the building.

Item 2(d). For structures located in FIRM Zone AO, the FIRM will show the base flood depth. For locations in FIRM Zone AO record the height (to the nearest tenth of a foot) of the top of the floor identified as the reference level (from the applicable diagram) above or below the highest adjacent grade immediately next to the building. For post-FIRM buildings, the community's floodplain management ordinance requires that this value equal or exceed the base flood depth provided on the FIRM. For those few communities where this base flood depth is not available, the community will need to determine if the lowest floor is elevated in accordance with their floodplain management ordinance.

Item 3. Record the vertical datum system used in identifying the reference level elevations for all buildings. If the datum used in measuring the elevations is different than that used on the FIRM, then convert the elevations in Items 2a-d to the datum used on the FIRM, and show the conversion equation under the Comments section on Page 2.

Item 4. Indicate if the elevation reference mark used appears on the FIRM. Reference marks other than those shown on the FIRM may be used for elevation determinations. In areas experiencing ground subsidence, the most recently adjusted reference mark elevations must be used for reference level elevation determinations.

Item 5. Indicate if the reference level used in making the elevation measurement is based on actual construction or construction drawings. Construction drawings should only be used if the building does not yet have the reference level floor in place, in which case the Elevation Certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be needed once construction is complete.

Item 6. Record the elevation measurement of the lowest grade adjacent to the building (to the nearest tenth of a foot). Adjacent grade is defined as the elevation of the ground, sidewalk, patio, deck support, or basement entryway immediately next to the structure. This measurement should be to the nearest tenth of a foot if this Certificate is being used to support a request for a LOMA/LOMR.

SECTION D Community Information

Completion of this section may be required by the community in order to meet the minimum floodplain management requirements of the NFIP. Otherwise, completion of this section is not required.

Item 1. The community's floodplain management ordinance requires elevation of the building's "lowest floor" above the BFE. For the vast majority of building types, the reference level and the lowest floor will be the same. If the community determines that there is a discrepancy, record the elevation of the lowest floor.

Item 2. Enter date. These terms are defined by local ordinance.

SECTION E Certification

Complete as indicated. The Elevation Certificate may only be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE's), V1-V30, VE, and V (with BFE's) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information may also sign this certification. In the case of Zones AO and A (without BFE's), a building official, a property owner, or an owner's representative may sign this certification.

Certification is normally to the information provided in Sections B and C. If the certifier is unable to certify to the selection of reference level diagram 6, 7 or 8 (Section C, Item 1), e.g., because of difficulty in obtaining construction or building use information needed to determine the Distinguishing Feature(s), the certifier must list the Feature(s) excluded from the certification under Comments on Page 2. The diagram number used for the Reference level must still be entered in Section C, Item 1.

INSTRUCTIONS

The following 8 diagrams contain descriptions of various types of buildings. Compare the features of your building with those shown in the diagrams and select the diagram most applicable. Indicate the diagram number on the Elevation Certificate (Section C, Item 1) and complete the Certificate. The reference level floor is that level of the building used for underwriting purposes.

NOTE: In all A Zones, the reference level is the top of the lowest floor; in V Zones the reference level is the bottom of the lowest horizontal structural member (see diagram on page 2). Agents should refer to the Flood Insurance Manual for instruction on lowest floor definition.

DIAGRAM NUMBER 1

ALL SINGLE AND MULTIPLE FLOOR BUILDINGS (OTHER THAN SPLIT LEVEL), INCLUDING MANUFACTURED (MOBILE) HOUSING AND HIGH RISE BUILDINGS, EITHER DETACHED OR ROW TYPE (E.G., TOWNHOUSE, ETC.); WITH OR WITHOUT ATTACHED GARAGE.

Distinguishing Feature - The first floor is *not* below ground level (grade) on *all* sides*. This includes "walkout" basements, where at least one side is at or above grade. (Not illustrated)

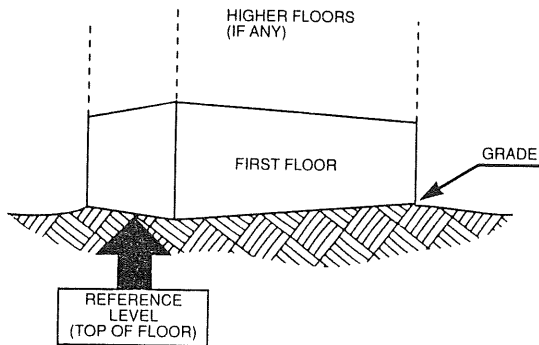


DIAGRAM NUMBER 2

ALL SINGLE AND MULTIPLE FLOOR BUILDINGS (OTHER THAN SPLIT LEVEL), INCLUDING MANUFACTURED (MOBILE) HOUSING AND HIGH RISE BUILDINGS, EITHER DETACHED OR ROW TYPE (E.G., TOWNHOUSES, ETC.); WITH OR WITHOUT ATTACHED GARAGE.

Distinguishing Feature - The first floor *or* basement (including an underground garage*) is below ground level (grade) on *all* sides*.

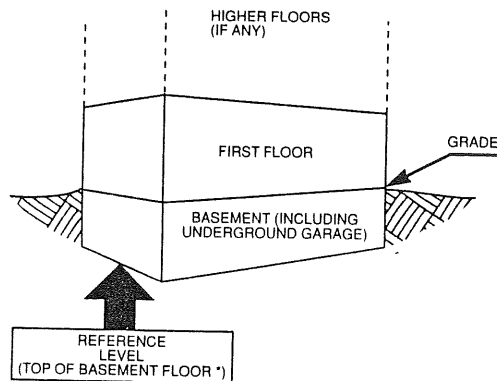


DIAGRAM NUMBER 3

ALL SPLIT LEVEL BUILDINGS, EITHER DETACHED OR ROW TYPE (E.G., TOWNHOUSES, ETC.); WITH OR WITHOUT ATTACHED GARAGE.

Distinguishing Feature - The lower level is *not* below ground level (grade) on *all* sides*. This includes "walkout" basements, where at least one side is at or above grade.

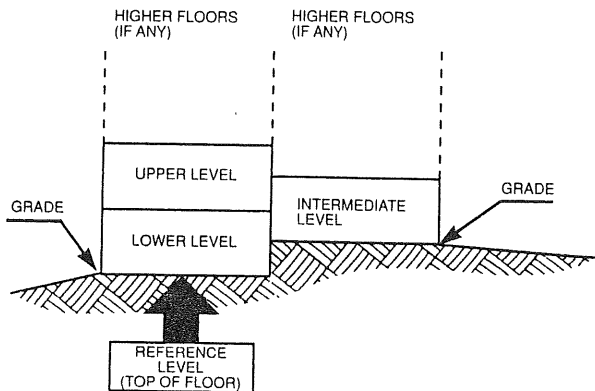
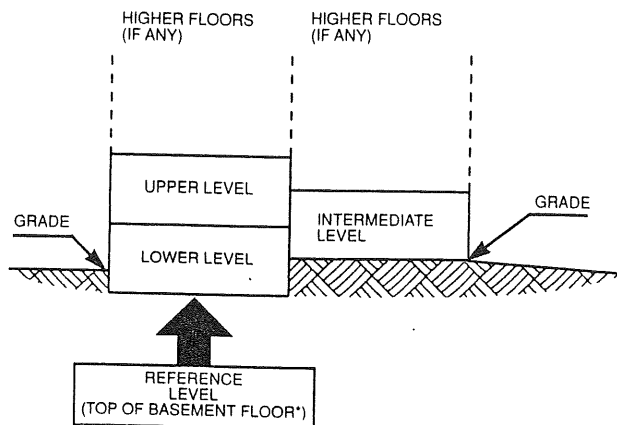


DIAGRAM NUMBER 4

ALL SPLIT LEVEL BUILDINGS, EITHER DETACHED OR ROW TYPE (E.G., TOWNHOUSES, ETC.); WITH OR WITHOUT ATTACHED GARAGE.

Distinguishing Feature - The lower level (*or* intermediate level) is below ground level (grade) on *all* sides*.



* Under the National Flood Insurance Program's risk classification and insurance coverage, a floor that is below ground level (grade) on all sides is considered a basement even though the floor is used for living purposes, or as an office, garage, workshop, etc.

Note: In all A Zones, the reference level is the top of the lowest floor; in V Zones the reference level is the bottom of the lowest horizontal structural member (see diagram on page 2). Agents should refer to the Flood Insurance Manual for instruction on lowest floor definition.

DIAGRAM NUMBER 5

ALL BUILDINGS, INCLUDING MANUFACTURED (MOBILE) HOMES ELEVATED ON PIERS, POSTS, COLUMNS, SHEAR WALLS, WITH OR WITHOUT PARKING AREA BELOW ELEVATED FLOOR.

Distinguishing Feature - For all zones, the area below the elevated floor is open, with no obstruction to the flow of flood waters (open wood lattice work or readily removable insect screening is permissible).

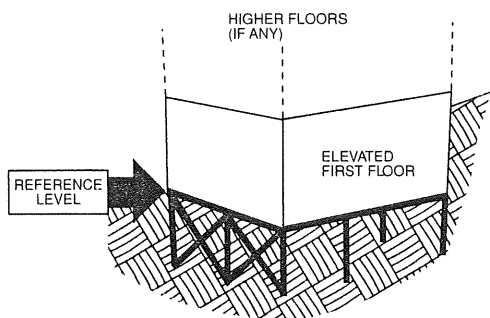


DIAGRAM NUMBER 6

ALL BUILDINGS, INCLUDING MANUFACTURED (MOBILE) HOMES ELEVATED ON PIERS, POSTS, COLUMNS, SHEAR WALLS, WITH OR WITHOUT PARKING AREA BELOW ELEVATED FLOOR.

Distinguishing Feature - For V Zones only, the area below the elevated floor is enclosed, either partially or fully, by solid breakaway walls.** When enclosed area is greater than 300 square feet or contains equipment servicing the building, use Diagram Number 7; this will result in a higher insurance rate. The enclosed area can be used for parking, building access or limited storage.

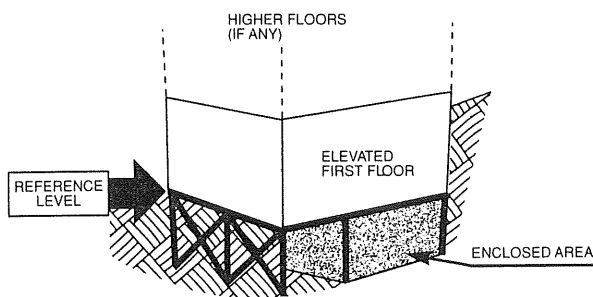


DIAGRAM NUMBER 7

ALL BUILDINGS, INCLUDING MANUFACTURED (MOBILE) HOMES ELEVATED ON PIERS, POSTS, COLUMNS, SHEAR WALLS, SOLID NON-BREAKAWAY WALLS, WITH OR WITHOUT PARKING AREA BELOW ELEVATED FLOOR.

Distinguishing Feature - For all zones, the area below the elevated floor is enclosed, either partially or fully, by solid non-breakaway walls, or contains equipment servicing the building. For V Zones only, the area is enclosed, either partially or fully, by solid breakaway walls** having an enclosed area greater than 300 square feet. For A Zones only, with an area enclosed by solid walls having proper openings,*** and used only for parking, building access, or limited storage, use Diagram Number 8 to determine the reference level.

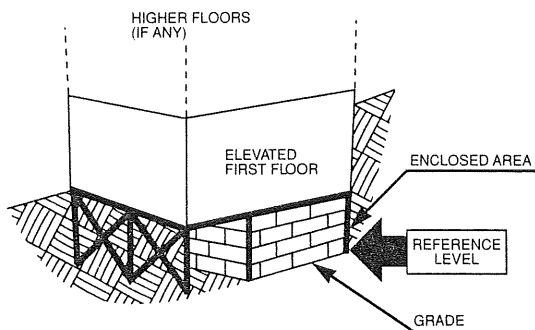
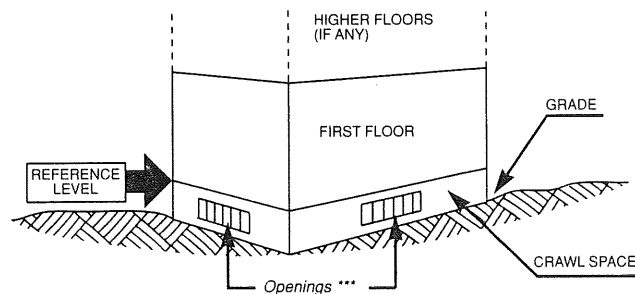


DIAGRAM NUMBER 8

ALL BUILDINGS CONSTRUCTED ABOVE AN UNFINISHED SPACE, INCLUDING CRAWL SPACE.

Distinguishing Feature - For A Zones only, the area below the first floor is enclosed by solid or partial perimeter walls, is unfinished, and contains no equipment servicing the structure. The area can be used for parking, building access, or limited storage.



* Under the National Flood Insurance Program's risk classification and insurance coverage, a floor that is below ground level (grade) on all sides is considered a basement even though the floor is used for living purposes, or as an office, garage, workshop, etc.

** Solid breakaway walls are walls that are not an integral part of the structural support of a building and are intended through their design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation. An area so enclosed is not secure against forceable entry.

*** If the area below the lowest floor is fully enclosed, then a minimum of two openings are required with a total net area of at least one square inch for every square foot of area enclosed with the bottom of the openings no more than one foot above grade. Alternatively, certification may be provided by a registered professional engineer or architect that the design will allow equalization of hydrostatic flood forces on exterior walls. If neither of these criteria are met, then the reference level is the lowest grade adjacent to the structure.