

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

CITY OF PORTLAND /Reed & Reed Inc.

**Located at**

454 COMMERCIAL ST

**PERMIT ID:** 2013-00326

**CBL:** 043 D005001

has permission to **Eimskip Improvements to existing IMT site including modifications to the RUBB bldg - Phase I.**

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise cloed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

\_\_\_\_\_  
**Fire Prevention Officer**

*Janie Bouke*  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

**PERMIT ID:** 2013-00326

**Located at:** 454 COMMERCIAL ST

**CBL:** 043 D005001

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

**REQUIRED INSPECTIONS:**

Foundation/Rebar

Electrical - Commercial

Final - Electric

Final - Commercial

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

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

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

<b>Permit No:</b> 2013-00326	<b>Date Applied For:</b> 02/15/2013	<b>CBL:</b> 043 D005001
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<b>Location of Construction:</b> 454 COMMERCIAL ST	<b>Owner Name:</b> CITY OF PORTLAND	<b>Owner Address:</b> 389 CONGRESS ST	<b>Phone:</b>
<b>Business Name:</b> International Marine Terminal	<b>Contractor Name:</b> Reed & Reed Inc.	<b>Contractor Address:</b> 275 River Rd/ P.O. Box 370 Woolwic	<b>Phone</b> (207) 443-9747
<b>Lessee/Buyer's Name</b> Joel Kittredge - State	<b>Phone:</b> 2076243550	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Same: International Marine Terminal - freight processing	<b>Proposed Project Description:</b> Eimskip Improvements to existing IMT site including modifications to the RUBB bldg - Phase I.
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<b>Dept:</b> Zoning <b>Note:</b>	<b>Status:</b> Approved	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 02/21/2013 <b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Building <b>Note:</b>	<b>Status:</b> Approved w/Conditions	<b>Reviewer:</b> Jeanie Bourke	<b>Approval Date:</b> 03/26/2013 <b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<p>1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</p> <p>2) Permit approved based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.</p>			
<b>Dept:</b> Fire <b>Note:</b>	<b>Status:</b> Not Applicable	<b>Reviewer:</b>	<b>Approval Date:</b> 03/26/2013 <b>Ok to Issue:</b> <input type="checkbox"/>

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

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

Permit No: 2013-00326	Issue Date:	CBL: 043 D005001
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<b>Location of Construction:</b> 454 COMMERCIAL ST	<b>Owner Name:</b> CITY OF PORTLAND	<b>Owner Address:</b> 389 CONGRESS ST PORTLAND, ME 04101	<b>Phone:</b>
<b>Business Name:</b> International Marine Terminal	<b>Contractor Name:</b> Reed & Reed Inc.	<b>Contractor Address:</b> 275 River Rd/ P.O. Box 370 Woolwich ME 04597	<b>Phone:</b> (207) 443-9747
<b>Lessee/Buyer's Name:</b> Joel Kittredge - State	<b>Phone:</b> (207) 624-3550	<b>Permit Type:</b> Alterations - Commercial	<b>Zone:</b> WPDZ
<b>Past Use:</b> International Marine Terminal - freight processing	<b>Proposed Use:</b> Same: International Marine Terminal - freight processing	<b>Permit Fee:</b>	<b>Cost of Work:</b> \$0.00
		<b>CEO District:</b> 3	<b>INSPECTION:</b> Use Group: <i>SI</i> Type: <i>2B</i> <i>MUBEL 2009</i> <i>IBC</i>
<b>Proposed Project Description:</b> Eimskip Improvements to existing IMT site including modifications to the RUBB bldg - Phase I.		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	<b>Signature:</b> <i>JMB 3/26/13</i>
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature: _____ Date: _____	

<b>Permit Taken By:</b> bjs	<b>Date Applied For:</b> 02/15/2013	<b>Zoning Approval</b>	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>Admin Authority has approved</i> <i>2013-029 - approved</i> <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MIM <input type="checkbox"/> Denied <i>ok - S 2/21/13</i> Date: <i>2/21/13</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation Date: _____	<b>Historic Preservation</b> <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: <i>[Signature]</i>
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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



# General 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: <b>International Marine Terminal, 454 Commercial Street.</b>		
Total Square Footage of Proposed Structure/Area <b>NA</b>		Square Footage of Lot <b>624,650 sq. ft.</b>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <b>043-D-5/043 G-1</b>	Applicant <b>"must be owner, Lessee or Buyer"</b> Name <b>Mr. Joel Kittredge</b> Address <b>16 State House Station</b> City, State & Zip <b>Augusta, ME 04333</b>	Telephone: <b>207-624-3550</b>
Lessee/DBA (If Applicable)  <b>043-D-5/043 G-1</b>	Owner (if different from Applicant) Name <b>Mr. John Henshaw</b> Address <b>16 State House Station</b> City, State & Zip <b>Augusta, ME 04333</b>	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <b>Marine freight processing</b>	<b>RECEIVED</b>	
If vacant, what was the previous use? <b>NA</b>	<b>FEB 04 2013</b>	
Proposed Specific use: <b>No change.</b>	<b>Dept. of Building Inspections</b>	
Is property part of a subdivision? <b>No.</b> If yes, please name _____	<b>City of Portland Maine</b>	
Project description:  <b>Improvements to the existing IMT site including: modifications to the existing Rubb Building; replacement of a 50ft x 100ft concrete slab; pavement reconstruction within truck loading areas; light pole modifications; and fire hydrant relocation.</b>		
Contractor's name: <b>Reed &amp; Reed, Inc.</b>		
Address: <b>PO Box 370</b>		
City, State & Zip <b>Woolwich, ME 04579</b>	Telephone: <b>207-443-9747</b>	
Who should we contact when the permit is ready: <b>Jack Parker</b>	Telephone: <b>207-443-9747</b>	
Mailing address: <b>same</b>		

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized 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:  Date: **2-4-13**

**This is not a permit; you may not commence ANY work until the permit is issue**

**Administrative Authorization Decision**

**Appliation #:** 2013-029

**Name:** Eimskip Improvements, Phase 1

**Address:** COMMERCIAL ST

**Description:** Improvements tot the existing IMT site including: modifications to the existing Rubb Building; replacement of a 50' x 100' concrete slab; pavement reconstruction within truck loading areas; light pole modifications; and fire hydrant relocation.

<u>Criteria for an Administrative Authorization:</u> <u>(See Section 14-523 (4) on page 2 of this application)</u>	<u>Applicant's Assessment</u> <u>Yes, No, N/A</u>		<u>Planning Division</u> <u>Use Only</u>
a) Is the proposal within existing structures?	Yes	Yes	
b) Are there any new buildings, additions, or demolitions?	No	No	
c) Is the footprint increase less than 500 sq. ft.?	N/A	N/A	
d) Are there any new curb cuts, driveways or parking areas?	No	No	
e) Are the curbs and sidewalks in sound condition?	N/A	N/A	See condition regarding barriers in Commercial St.
f) Do the curbs and sidewalks comply with ADA?	Yes	Yes	
g) Is there any additional parking?	N/A	N/A	
h) Is there an increase in traffic?	No	No	
i) Are there any known stormwater problems?	No	No	
j) Does sufficient property screening exist?	N/A	N/A	
k) Are there adequate utilities?	Yes	Yes	
l) Are there any zoning violations?	No	No	
m) Is an emergency generator located to minimize noise?	N/A	N/A	
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No	

The Administrative Authorization for the Eimskip Improvements, Phase 1 was approved by William B. Needelman, on February 21, 2013 with the following condition of approval listed below:

Approval is conditioned:

- \* that the applicant coordinate with Fire Safety regarding fire code analysis for the proposed changes.
- \* that the applicant remove the barrier enclosure located within the Commercial Street right of way, as this feature was not approved with the 2011 site plan.

William B. Needelman  
Approval Date: February 21, 2013

*ok to issue bldg permit*

*conditions  
b approval*



2013-029

# Administrative Authorization Application Portland, Maine

Planning and Urban Development Department, Planning Division

Portland IMT - Eimskip Improvements, Phase 1

**PROJECT NAME:** \_\_\_\_\_

**PROJECT ADDRESS:** 460 Commercial Street **CHART/BLOCK/LOT:** 043 D 5 / 043 G 1

**APPLICATION FEE:** \$50.00 (\$50.00)

**PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)**

Improvements to the existing IMT site including: modifications to the existing Rubb Building; replacement of a 50ft x 100ft concrete slab; pavement reconstruction within truck loading areas; light pole modifications; and fire hydrant relocation.

**CONTACT INFORMATION:**

**OWNER/APPLICANT**

**CONSULTANT/AGENT**

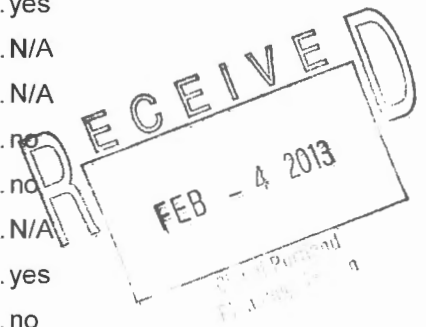
**Name:** Mr. Joel Kittredge  
**Address:** Maine Department of Transportation  
16 State House Station  
Augusta, ME 04333  
**Work #:** 207-624-3550  
**Cell #:** \_\_\_\_\_  
**Fax #:** \_\_\_\_\_  
**Home #:** \_\_\_\_\_  
**E-mail:** Joel.C.Kittredge@maine.gov


**Name:** Mr. Craig Morin, PE  
**Address:** HNTB  
340 County Road  
Suite 6C  
Westbrook, ME 04092  
**Work #:** 207-228-0908  
**Cell #:** \_\_\_\_\_  
**Fax #:** \_\_\_\_\_  
**Home #:** \_\_\_\_\_  
**E-mail:** CMorin@hntb.com

**Criteria for an Administrative Authorization:**  
(see section 14-523(4) on pg .2 of this appl.)

**Applicant's Assessment**  
Y(yes), N(no), N/A

- a) Is the proposal within existing structures? ..... yes
- b) Are there any new buildings, additions, or demolitions?..... no
- c) Is the footprint increase less than 500 sq. ft. ? ..... N/A
- d) Are there any new curb cuts, driveways or parking areas?..... no
- e) Are the curbs and sidewalks in sound condition?..... yes
- f) Do the curbs and sidewalks comply with ADA?..... N/A
- g) Is there any additional parking? ..... N/A
- h) Is there an increase in traffic? ..... no
- i) Are there any known stormwater problems? ..... no
- j) Does sufficient property screening exist? ..... N/A
- k) Are there adequate utilities? ..... yes
- l) Are there any zoning violations?..... no
- m) Is an emergency generator located to minimize noise?..... N/A
- n) Are there any noise, vibration, glare, fumes or other impacts? ..... no



**Signature of Applicant:**  **Date:** 2-4-13

**Administrative Authorization Decision**

**Application #:** 2013-029

**Name:** Eimskip Improvements, Phase 1

**Address:** COMMERCIAL ST

**Description:** Improvements tot the existing IMT site including: modifications to the existing Rubb Building; replacement of a 50' x 100' concrete slab; pavement reconstruction within truck loading areas; light pole modifications; and fire hydrant relocation.

**Criteria for an Administrative Authorization:**

**Applicant's Assessment**

**Planning Division**

**(See Section 14-523 (4) on page 2 of this application)**

**Yes, No, N/A**

**Use Only**

<b><u>Criteria for an Administrative Authorization:</u></b>	<b><u>Applicant's Assessment</u></b>	<b><u>Planning Division</u></b>
<b><u>(See Section 14-523 (4) on page 2 of this application)</u></b>	<b><u>Yes, No, N/A</u></b>	<b><u>Use Only</u></b>
a) Is the proposal within existing structures? <input type="checkbox"/>	Yes	Yes
b) Are there any new buildings, additions, or demolitions?	No	No
c) Is the footprint increase less than 500 sq. ft.?	N/A	N/A
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f) Do the curbs and sidewalks comply with ADA?	Yes	Yes
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h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	N/A	N/A
k) Are there adequate utilities?	Yes	Yes
l) Are there any zoning violations?	No	No
m)Is an emergency generator located to minimize noise?	N/A	N/A
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

Approval is conditioned

\*that the applicant coordinate with Fire Safety regarding fire code analysis for the proposed changes.

\* that the applicant remove the barrier enclosure located within the Commercial Street right of way, as this feature was not approved with the 2011 site plan.

The Administrative Authorization for the Eimskip Improvements, Phase 1 was approved by William B. Needelman, on February 15, 2013 with the following condition of approval listed below:

William B. Needelman

Approval Date: February 15, 2013





# Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: Portland IMT - Eimskip Improvements, Phase 1

PROJECT ADDRESS: 460 Commercial Street - 154 CHART/BLOCK/LOT: 043 D 5 / 043 G 1

APPLICATION FEE: \$50.00 (\$50.00)

**PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)**

Improvements to the existing IMT site including: modifications to the existing Rubb Building; replacement of a 50ft x 100ft concrete slab; pavement reconstruction within truck loading areas; light pole modifications; and fire hydrant relocation.

**CONTACT INFORMATION:**

**OWNER/APPLICANT**

Name: Mr. Joel Kittredge  
Address: Maine Department of Trans.  
16 State House Station  
Augusta, ME 04333  
Work #: 207-624-3550  
Cell #: 207-557-2193  
Fax #: \_\_\_\_\_  
Home #: 207-549-5907  
E-mail: Joel.C.Kittredge@maine.gov

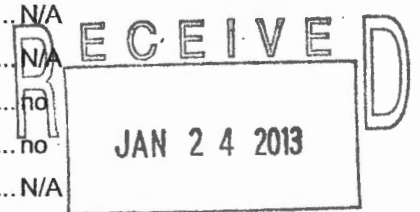
**CONSULTANT/AGENT**

Name: HNTB  
Address: 340 County Road  
Suite 6C  
Westbrook, ME 04092  
Work #: 207-228-0908  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home #: \_\_\_\_\_  
E-mail: CMorin@hntb.com

**Criteria for an Administrative Authorization:**  
(see section 14-523(4) on pg .2 of this appl.)

**Applicant's Assessment**  
Y(yes), N(no), N/A

- a) Is the proposal within existing structures? ..... yes
- b) Are there any new buildings, additions, or demolitions? ..... no
- c) Is the footprint increase less than 500 sq. ft.? ..... N/A
- d) Are there any new curb cuts, driveways or parking areas? ..... no
- e) Are the curbs and sidewalks in sound condition? ..... yes
- f) Do the curbs and sidewalks comply with ADA? ..... N/A
- g) Is there any additional parking? ..... N/A
- h) Is there an increase in traffic? ..... no
- i) Are there any known stormwater problems? ..... no
- j) Does sufficient property screening exist? ..... N/A
- k) Are there adequate utilities? ..... yes
- l) Are there any zoning violations? ..... no
- m) Is an emergency generator located to minimize noise? ..... N/A
- n) Are there any noise, vibration, glare, fumes or other impacts? ..... no



City of Portland  
Planning Division

Signature of Applicant:

Date:

1/23/13

**IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other required approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.**

**Sec. 14-523 (b). Applicability**

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.



Approximate area of IMT boundary

Approximate area occupied by IMT barriers and fencing

Existing Crosswalk

IMT Truck Entrance

New IMT building



**IMT Site  
468 Commercial Street  
2012**

**William Needelman - IMT---RUBB BUILDING IMPROVEMENTS**

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**From:** "Kittredge, Joel" <Joel.C.Kittredge@maine.gov>  
**To:** "'mes@portlandmaine.gov'" <mes@portlandmaine.gov>, "'tmm@portlandmaine.g...  
**Date:** 1/16/2013 2:50 PM  
**Subject:** IMT---RUBB BUILDING IMPROVEMENTS  
**CC:** Craig Morin <cmorin@HNTB.com>, 'Edward Karpinski' <ekarpinski@keville.co...  
**Attachments:** FIGURE 3 Final Phase 1A.pdf; FIGURE 2 Final Phase 1A.pdf; FIGURE 1 REV01  
Final Phase 1A.pdf; RUBB BUILDING LOC MAP.jpg

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**Marge, Tammy, and Bob:**

**In follow-up to my conversation and voice messages, in an effort to share project information please find the attached .pdf plans showing work that MaineDOT is contracting with Reed & Reed, Inc., to perform on an existing Rubb-type warehouse building on Portland's IMT property. The attached .jpg shows the building location in relation to the waterfront and Casco Bay Bridge. We understand that the City owns the building and leases it to the Maine Port Authority (MPA), who in turn has rights to make modifications.**

**The scope of work is improvement to the existing warehouse by: installing large overhead doors, increasing useable floor space by removing partitions and fencing, improving outdoor lighting as well as container loading and unloading surface areas. There are no proposed changes to the building footprint nor warehouse function. All these improvements are in support of a lease agreement and business development plan through MPA.**

**Phase 1 of the building does not include any water or sewer connections.**

**After you have a chance to look at the documents, we can conference call and/or meet on site to discuss further.**

**I will follow-up by telephone tomorrow to make sure that you have received the information, answer initial questions, and schedule a meeting or site visit.**

**Thanks---Joel Kittredge  
624-3550 d  
557-2193 c  
549-5907 h**

**Marge Schmuckal - IMT work**

*for Right Title Interest*

**From:** Marge Schmuckal  
**To:** Bob Leeman  
**Date:** 2/21/2013 4:10 PM  
**Subject:** IMT work

Bob,

Is it you that I would check with concerning the State doing work at the IMT RUBB building? If so, I just need an e-mail saying that the City has given the State to do work on the RUBB building.

If you are not the right person, let me know who I should contact.

Thank you,  
Marge Schmuckal  
Zoning Administrator

**Marge Schmuckal - Re: IMT work**

---

**From:** Bob Leeman  
**To:** Marge Schmuckal  
**Date:** 2/22/2013 7:18 AM  
**Subject:** Re: IMT work

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As you have stated below the State has rented the IMT from the City and the City has given the Maine Port Authority permission to perform renovation to the IMT as needed to perform or improve their operation. Patrick Arnold and John Henshaw have both clearly communicate the need to renovate the Rubb Building and we have approved this work.

thanks  
bob

Robert Leeman  
Public Buildings, Director  
Port of Portland, Director  
389 Congress St  
Portland Me, 04101  
Office- 207-874-8892  
Fax- 207-874-8473  
bob@portlandmaine.gov

>>> Marge Schmuckal 4:10 PM 2/21/2013 >>>

Bob,

Is it you that I would check with concerning the State doing work at the IMT RUBB building? If so, I just need an e-mail saying that the City has given the State to do work on the RUBB building.

If you are not the right person, let me know who I should contact.

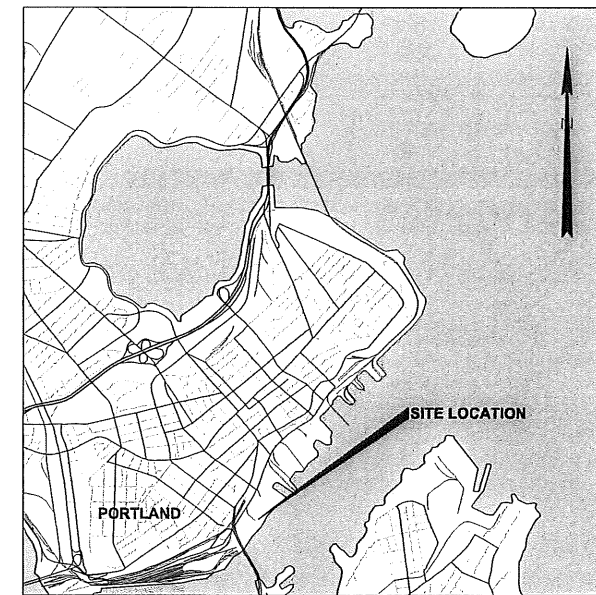
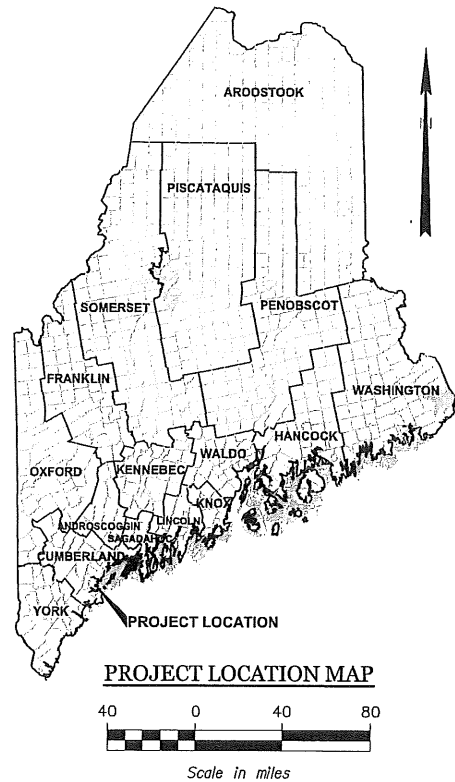
Thank you,  
Marge Schmuckal  
Zoning Administrator

# STATE OF MAINE DEPARTMENT OF TRANSPORTATION



## CITY OF PORTLAND CUMBERLAND COUNTY

### PORTLAND INTERNATIONAL MARINE RUBB BUILDING MODIFICATIONS PHASE 1 PIN: 018413.00



SOURCE:

#### SHEET INDEX

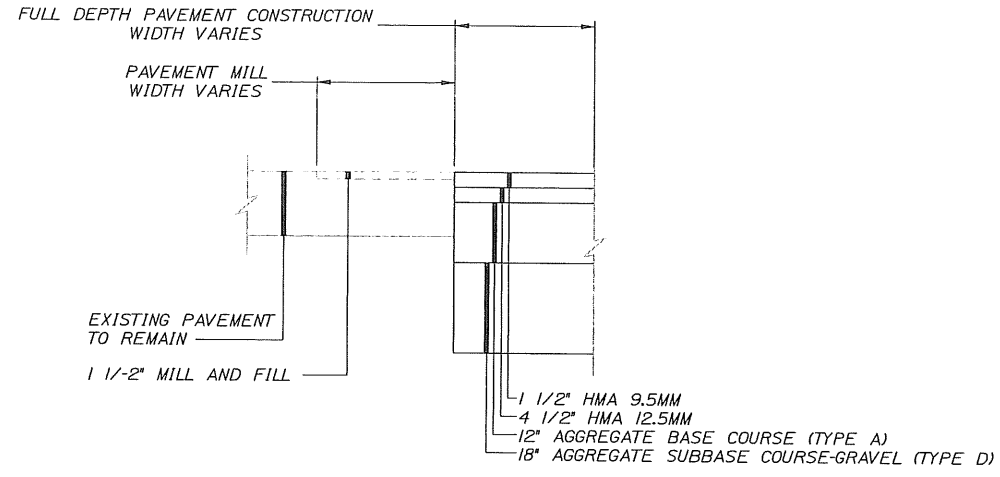
SHEET	TITLE
1	TITLE/INDEX SHEET
2	SITE PLAN
3	RUBB BUILDING MODIFICATIONS
4	CONCRETE FLOOR MODIFICATIONS
5	CONCRETE SLAB DETAILS
6	LIGHT POLE ANCHORAGE
7	MISCELLANEOUS DETAILS

**RECEIVED**  
FEB - 4 2013  
City of Portland  
Planning Division

**PRELIMINARY  
98% SUBMITTAL**

STATE OF MAINE DEPARTMENT OF TRANSPORTATION		APPROVED	DATE
COMMISSIONER:		CHIEF ENGINEER:	
PROJECT INFORMATION		SIGNATURE	P.E. NUMBER
PROGRAM	MULTIMODAL		
PROJECT MANAGER	JOEL MITTREDGE		
DESIGNER	CRAIG R. MORRIS, P.E.		
CONSULTANT	HNTB CORP.		
PROJECT RESIDENT CONTRACTOR			
PROJECT COMPLETION DATE			
PORTLAND INTERNATIONAL MARINE TERMINAL IMPROVEMENTS PORTLAND CUMBERLAND COUNTY		TITLE/INDEX SHEET	
SHEET NUMBER		1	
		1 OF 7	

PIN 018413.00



TYPICAL PAVEMENT SECTION  
NOT TO SCALE



STATE OF MAINE  
DEPARTMENT OF TRANSPORTATION  
PROJECT NUMBER 017820.00  
PIN  
018413.00

PROJ. MANAGER	CHAC R. MORIN	BY	DATE
DESIGN-DETAILED	HME	HME	2/2013
CHECKED-REVIEWED	CRM	RAL	2/2013
DESIGN-DETAILED	-	-	-
DESIGN-DETAILED	-	-	-
REVISIONS 1	-	-	-
REVISIONS 2	-	-	-
REVISIONS 3	-	-	-
REVISIONS 4	-	-	-
FIELD CHANGES	-	-	-

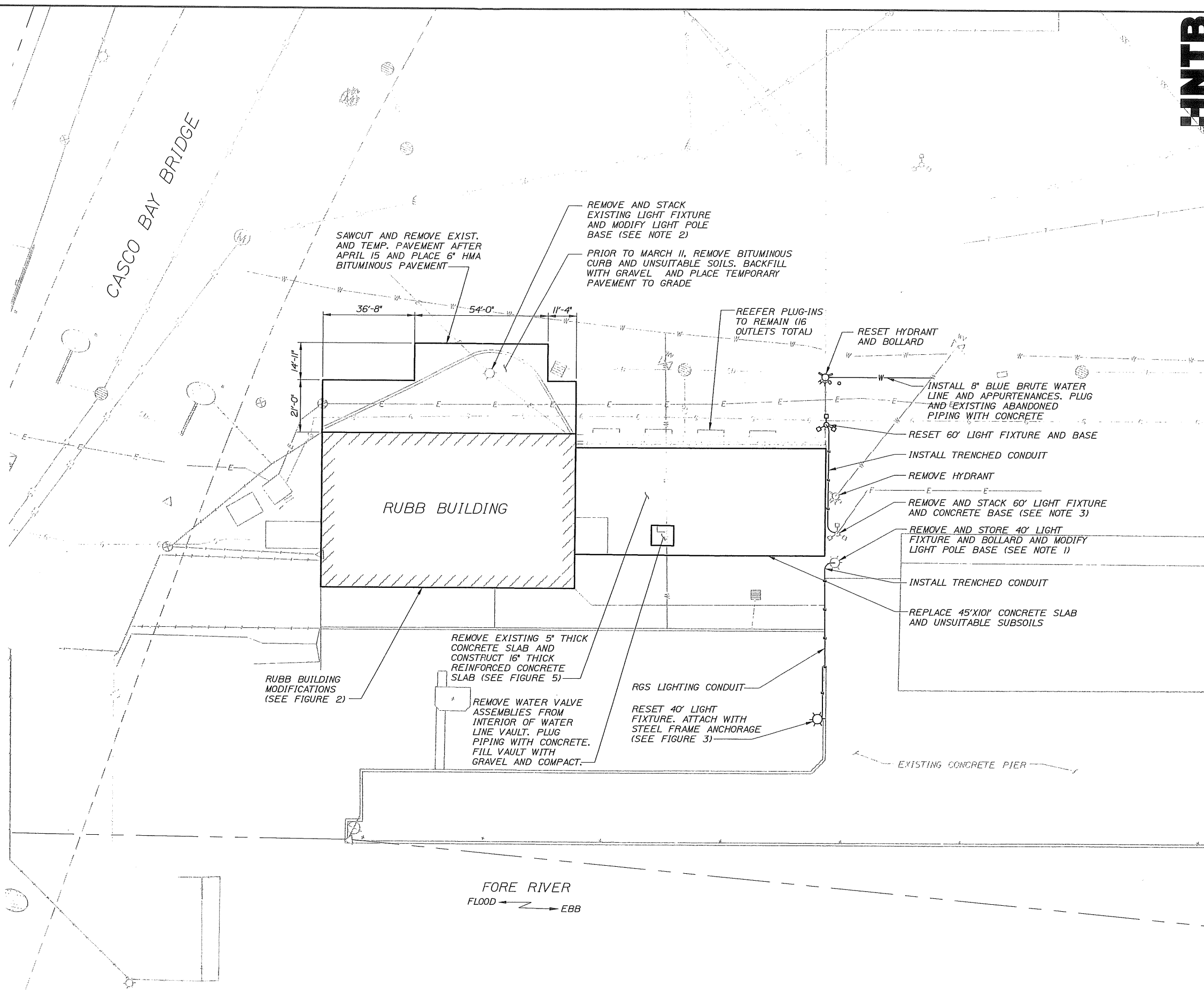
PORTLAND INTERNATIONAL  
MARINE TERMINAL IMPROVEMENTS  
PORTLAND  
CUMBERLAND COUNTY  
MISCELLANEOUS DETAILS



**NOTES:**  
 1. CUT EXISTING POLE BASE DOWN BELOW PAVEMENT SURFACE AS REQUIRED AND PROVIDE A TRAFFIC RATED (HS-20) POLYMER CONCRETE FLUSH IN-GROUND BOX WITH WATERPROOF TOP. RELOCATE LIGHTING POLE AND REINSTALL ON NEW STEEL BRACKET AT EXISTING PIER SUPPORT (SEE FIGURE 3). EXTEND CIRCUIT CONDUCTORS UNDERGROUND FROM NEW IN-GROUND BOX TO RELOCATED LIGHTING POLE. MATCH EXISTING CONDUCTOR AND CONDUIT SIZE.

2. CUT EXISTING POLE BASE DOWN BELOW THE PROPOSED PAVEMENT SURFACE AS REQUIRED AND PROVIDE A TRAFFIC RATED (HS-20) POLYMER CONCRETE FLUSH IN-GROUND BOX TO MAINTAIN CIRCUIT CONNECTION OF EXISTING LIGHTING CIRCUIT CONDUCTORS.

3. LIGHT POLE BASE IS SET 3 FEET ABOVE GRADE WITH A 10'X10' UNDERGROUND FOOTING SET APPROXIMATELY 5 FEET BELOW GRADE.



NAME: M:\jobs\57075 - Maine Port Authority - Cell CEC\001-001 General Consulting - 2011-2012\Projects\08 IMT Emskip Accommodations\_CAD\WORKING-PH1.dwg DATE: Feb 01, 2013 - 3:37pm



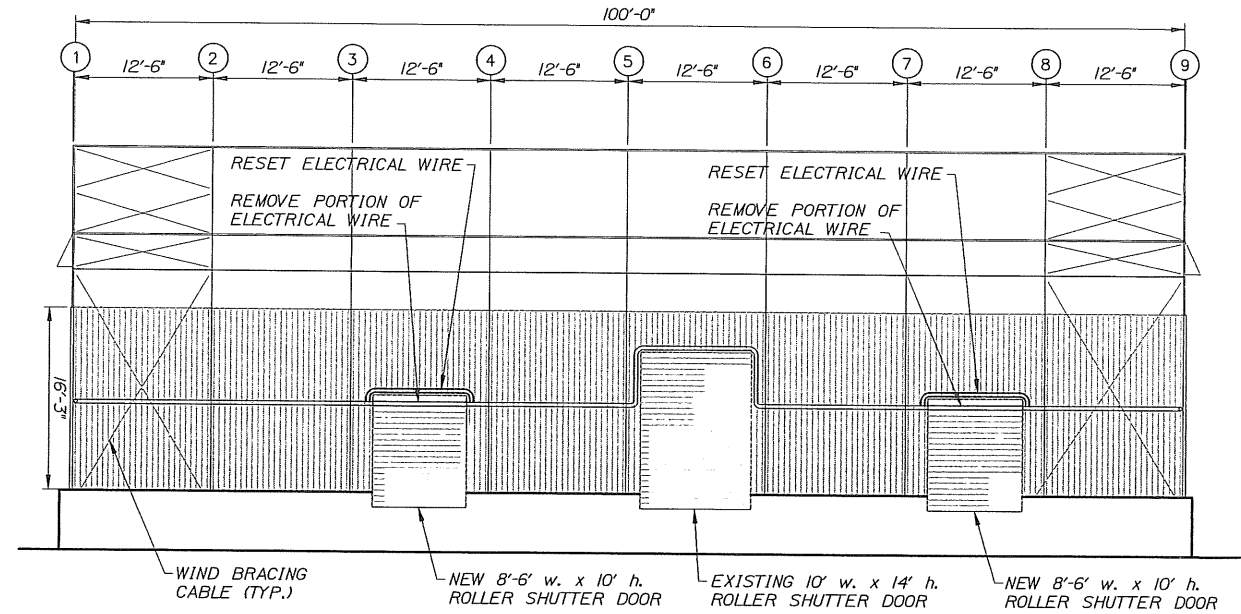
STATE OF MAINE  
 DEPARTMENT OF TRANSPORTATION  
 PROJECT NUMBER 018413.00

PROJ. MANAGER	DESIGN-DETAILED	DESIGN-REVIEWED	DESIGN-DETAILED	REVISIONS 1	REVISIONS 2	REVISIONS 3	REVISIONS 4	FIELD CHANGES
CRAIG R. MORIN	HME	RAL	-	-	-	-	-	-
BY	HME	RAL	-	-	-	-	-	-
DATE	2/2013	2/2013	-	-	-	-	-	-
SIGNATURE								
P.E. NUMBER								
DATE								

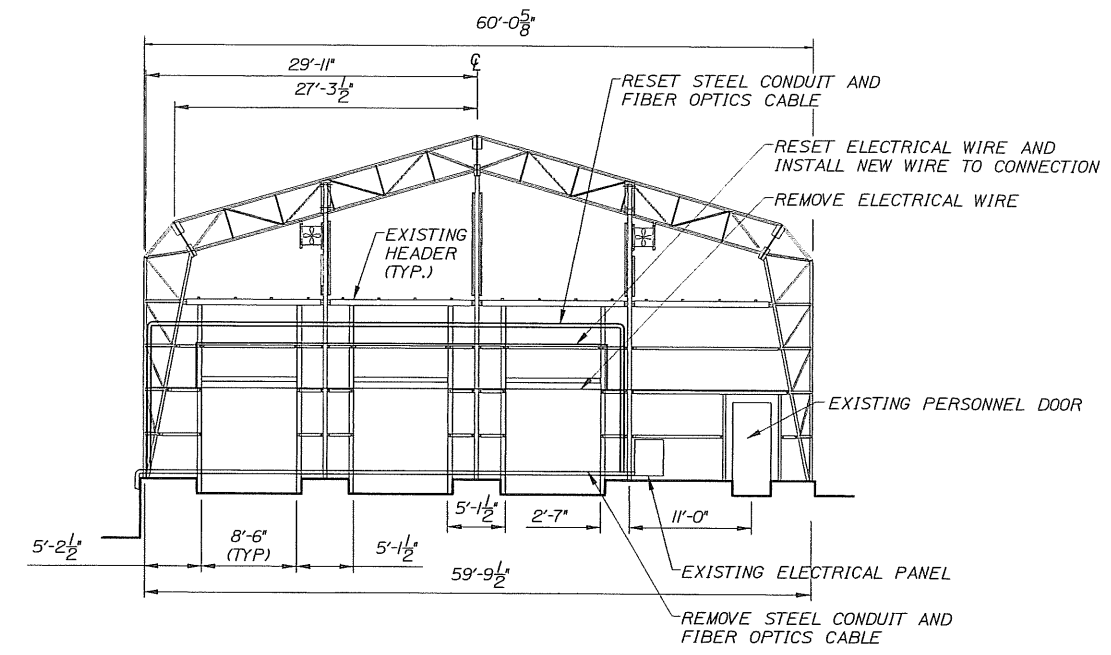
PORTLAND INTERNATIONAL  
 MARINE TERMINAL IMPROVEMENTS  
 PORTLAND CUMBERLAND COUNTY  
 SITE PLAN

SHEET NUMBER  
 2  
 2 OF 7

SITE PLAN  
 SCALE: 1"=20'

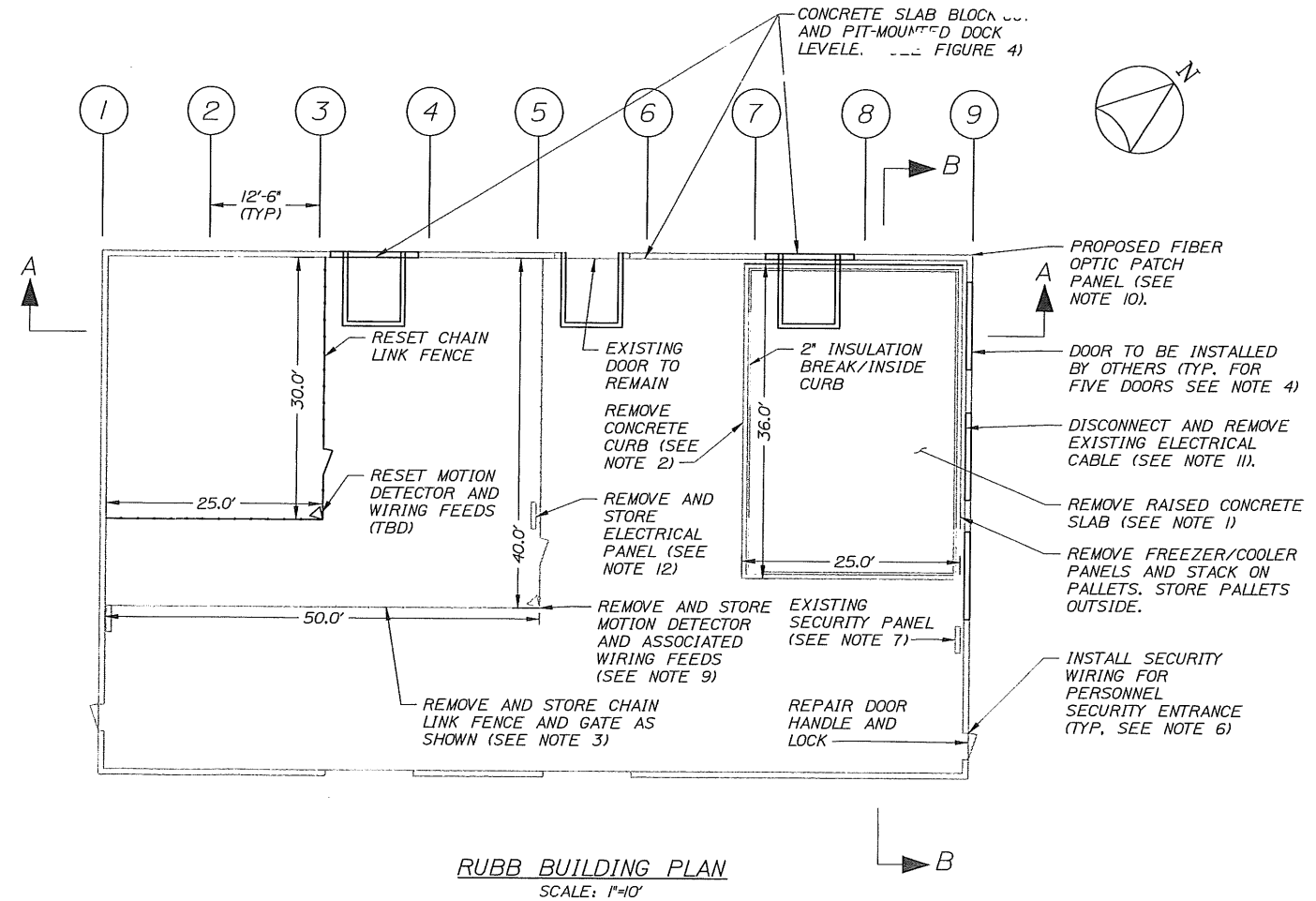


**SECTION A-A**  
NOT TO SCALE



**SECTION B-B**  
NOT TO SCALE

- NOTES:**
1. CONCRETE SLAB CONTAINS 5 INCHES OF CONCRETE ATOP 4 INCHES OF INSULATION THERMAL BREAK.
  2. CONCRETE CURB IS 4 INCH THICK BY 9 INCH HIGH AND ANCHORED TO FLOOR WITH REBAR. CUT BARS FLUSH WITH SLAB AND APPLY COLD-GALVANIZED COATING TO EXPOSED STEEL GRIND SMOOTH CONCRETE SLAB.
  3. CHAIN LINK FENCE POSTS ARE SECURED TO SLAB WITH ANCHOR BOLTS.
  4. DOOR INSTALLATION WILL BE PERFORMED BY RUBB INC. OF SANFORD, ME SIMULTANEOUSLY WITH THIS PROJECT. OTHER BUILDING MODIFICATIONS INCLUDE:
    - A. FRAMING AND INSTALLATION OF FIVE ROLLER SHUTTER DOORS;
    - B. CONCRETE CURB CUTTING FOR DOORS;
    - C. INSTALLATION OF DOCK SEALS AND BUMPERS AT DOORS.
  5. ALL ELECTRICAL WIRING IS CONTAINED WITHIN FLEX TUBING AND IS ZIP-TIED TO STRUCTURE FRAME.
  6. SECURITY FEATURES AT THE TWO PERSONNEL ENTRANCES SHALL BE COMPLETED BY GALAXY. FEATURES INCLUDE PROXIMITY READERS AND ELECTRIC MAGNETIC LOCKS.
  7. DISCONNECT AND REMOVE EXISTING SECURITY SYSTEM KEYPAD AND ASSOCIATED WIRING. TURN KEYPAD OVER TO OWNER.
  8. COORDINATE FIRE ALARM SHUT DOWN WITH CITY.
  9. DISCONNECT AND REMOVE EXISTING SECURITY SYSTEM MOTION SENSORS AND ASSOCIATED WIRING. TURN SENSORS OVER TO OWNER.
  10. PROVIDE A 12-PORT FIBER OPTIC PATCH PANEL IN A NEMA 1 ENCLOSURE AT THE NORTH WALL WHERE THE EXISTING FIBER OPTIC CABLE ENTERS THE BUILDING. CUT THE EXISTING CABLE AT THE LOCATION OF THE NEW PATCH PANEL AND LEAVE 10 FEET OF SLACK CABLE. PROVIDE A NEW LENGTH OF 12-STRAND FIBER OPTIC CABLE TO BE INSTALLED BETWEEN THE NEW PATCH PANEL AND THE EXISTING FIBER TERMINATION BOX THAT IS LOCATED IMMEDIATELY BESIDE THE PERSONNEL DOOR IN THE EAST WALL. LEAVE 10-FEET FOR SLACK CABLE AT EITHER END. ROUTE THE NEW LENGTH OF FIBER OPTIC CABLE WITHIN 2-1/2" CONDUIT ALONG THE EAST WALL ABOVE THE HEIGHT OF THE NEW OVERHEAD DOORS TO BE INSTALLED UNDER THIS CONTRACT. TERMINATION AND TESTING OF THE NEW FIBER CABLE WILL BE DONE BY OTHERS UNDER SEPARATE CONTRACT WITH THE OWNER.
  11. DISCONNECT AND REMOVE EXISTING ELECTRICAL CABLE THAT PRESENTLY SERVES EXISTING RECEPTACLE OUTLETS, WHERE SUCH CABLE IS LOCATED WHERE NEW OVERHEAD DOORS ARE BEING INSTALLED UNDER THIS CONTRACT. PROVIDE NEW LENGTHS OF ELECTRICAL CABLE TO SERVE EXISTING RECEPTACLE OUTLETS BY OUTING CABLE ABOVE THE HEIGHT OF THE NEW OVERHEAD DOORS. MATCH EXISTING CABLE TYPE AND CONDUCTOR SIZE.
  12. DISCONNECT AND REMOVE EXISTING RECEPTACLE OUTLET AND ASSOCIATED WIRING. ALSO DISCONNECT AND REMOVE EXISTING SECURITY SYSTEM KEYPAD AND ASSOCIATED WIRING. TURN KEYPAD OVER TO OWNER.



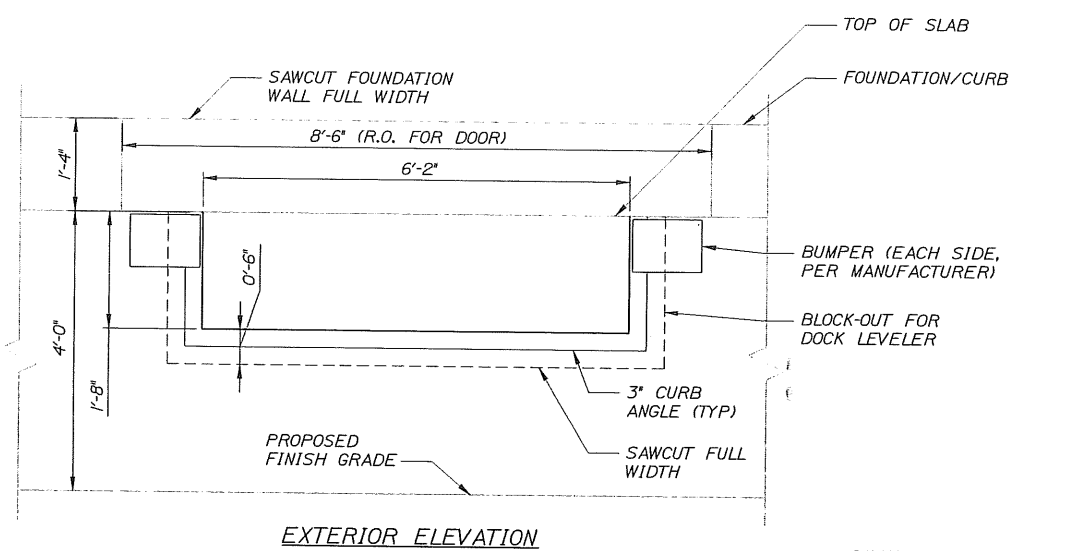
**RUBB BUILDING PLAN**  
SCALE: 1"=10'

DATE	BY	DESCRIPTION	SIGNATURE	P.E. NUMBER	DATE
2/2013	HNTB	DESIGN-DETAILED			
2/2013	RAL	CHECKED-REVIEWED			
		DESIGN-FILED			
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		REVISIONS 2			
		REVISIONS 3			
		REVISIONS 4			
		FIELD CHANGES			

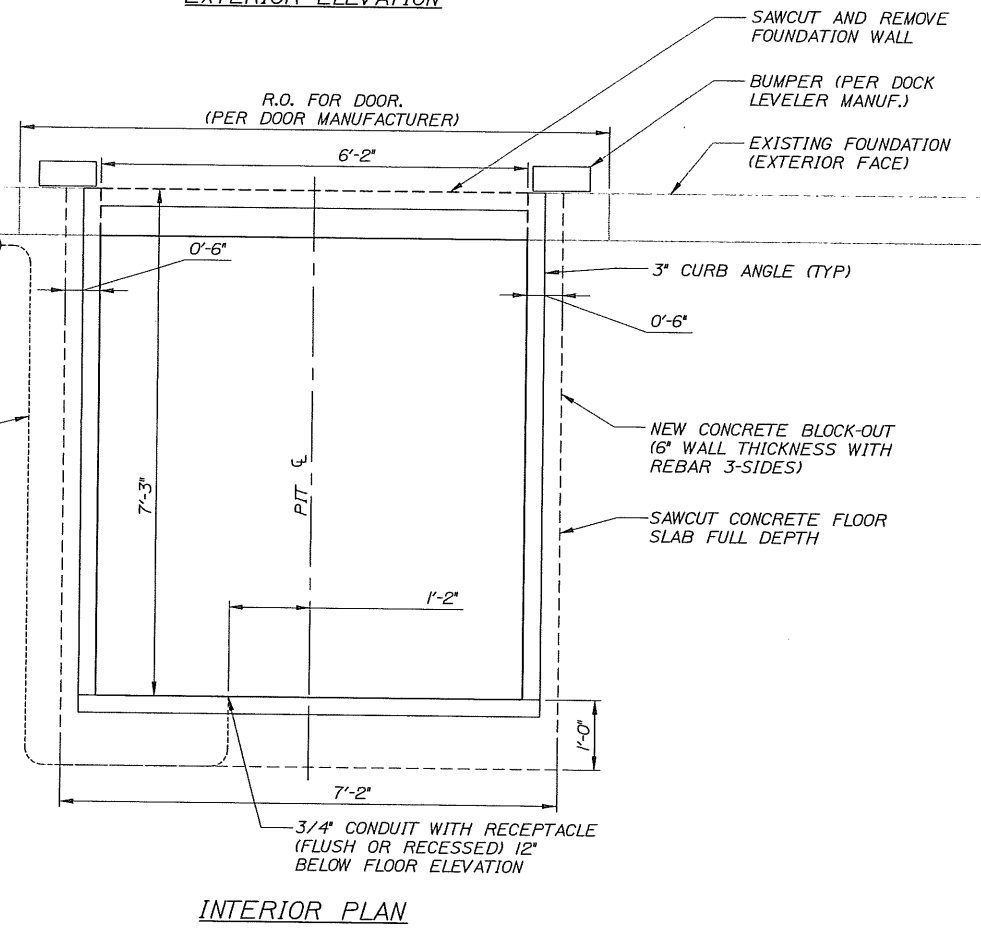
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MARINE TERMINAL IMPROVEMENTS  
PORTLAND CUMBERLAND COUNTY  
**RUBB BUILDING MODIFICATIONS**

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NAME: M:\jobs\57075 - Maine Port Authority OnCall CEC\001-001 General Consulting 2011-2012\Projects\09 IMT Etnakip Accommodations\CAD\WORKING-PH1.dwg DATE: Feb 04, 2013 - 7:31am

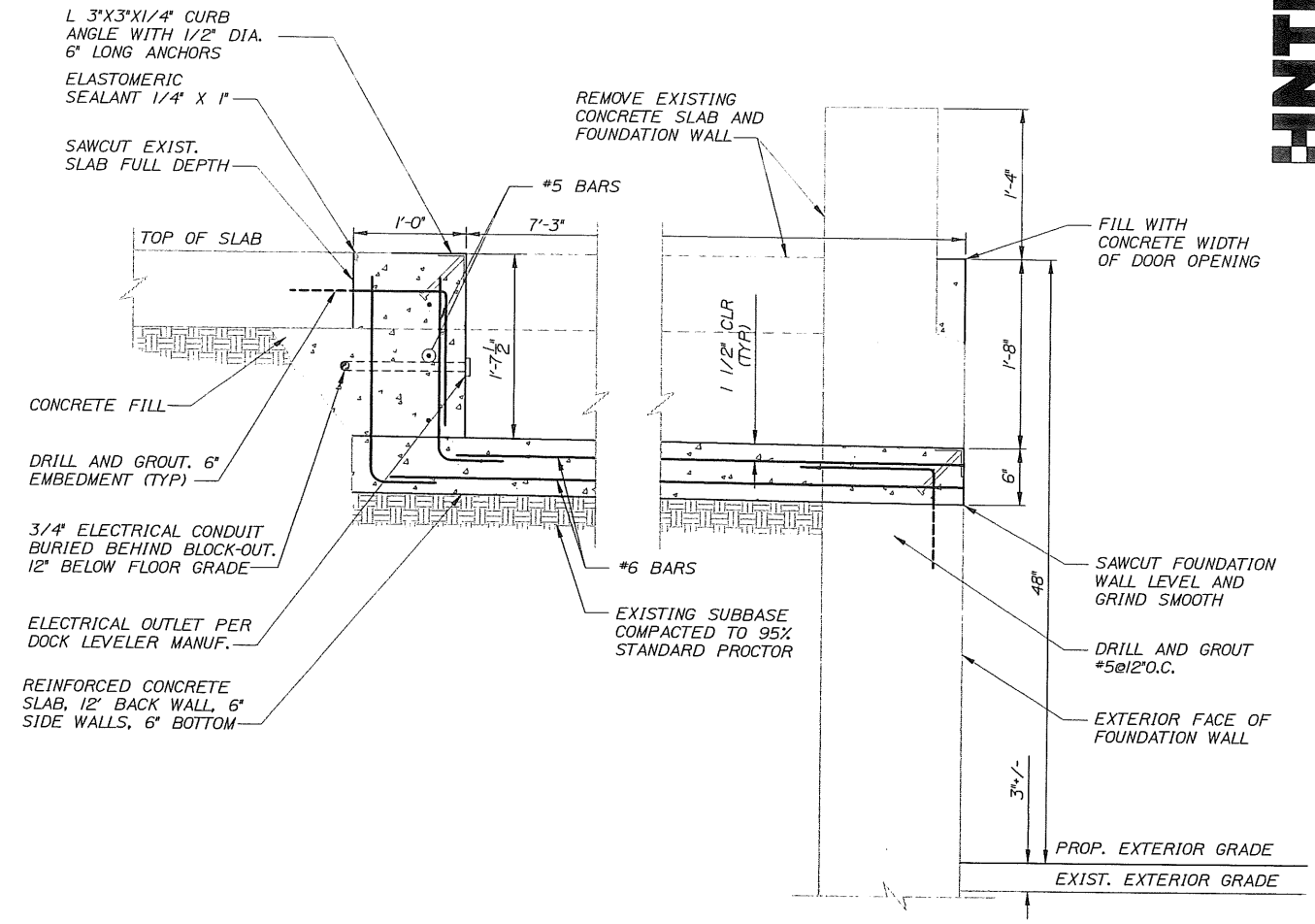


**EXTERIOR ELEVATION**

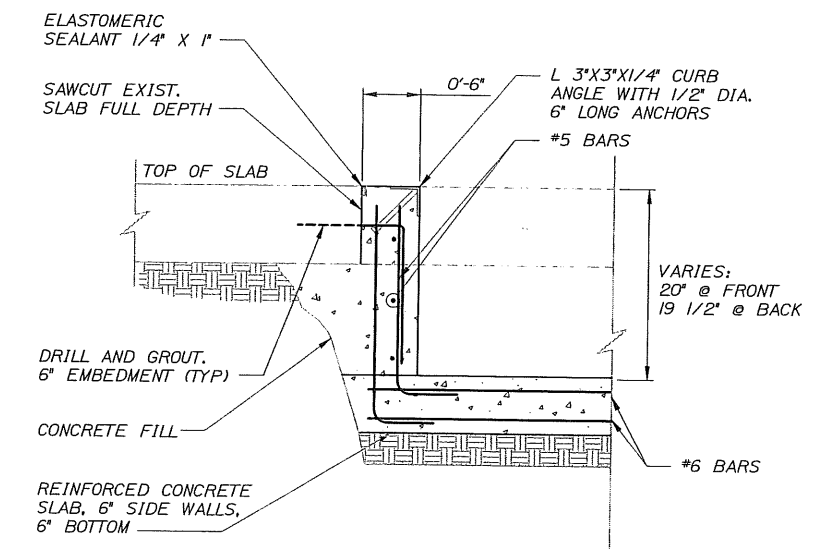


**INTERIOR PLAN**

**CONCRETE FLOOR BLOCK-OUT DETAIL**  
N.T.S.



**SECTION THRU 12" BACK WALL AND FLOOR**  
N.T.S.



**SECTION THRU 6" SIDE WALL AND FLOOR**  
N.T.S.

**HNTB**

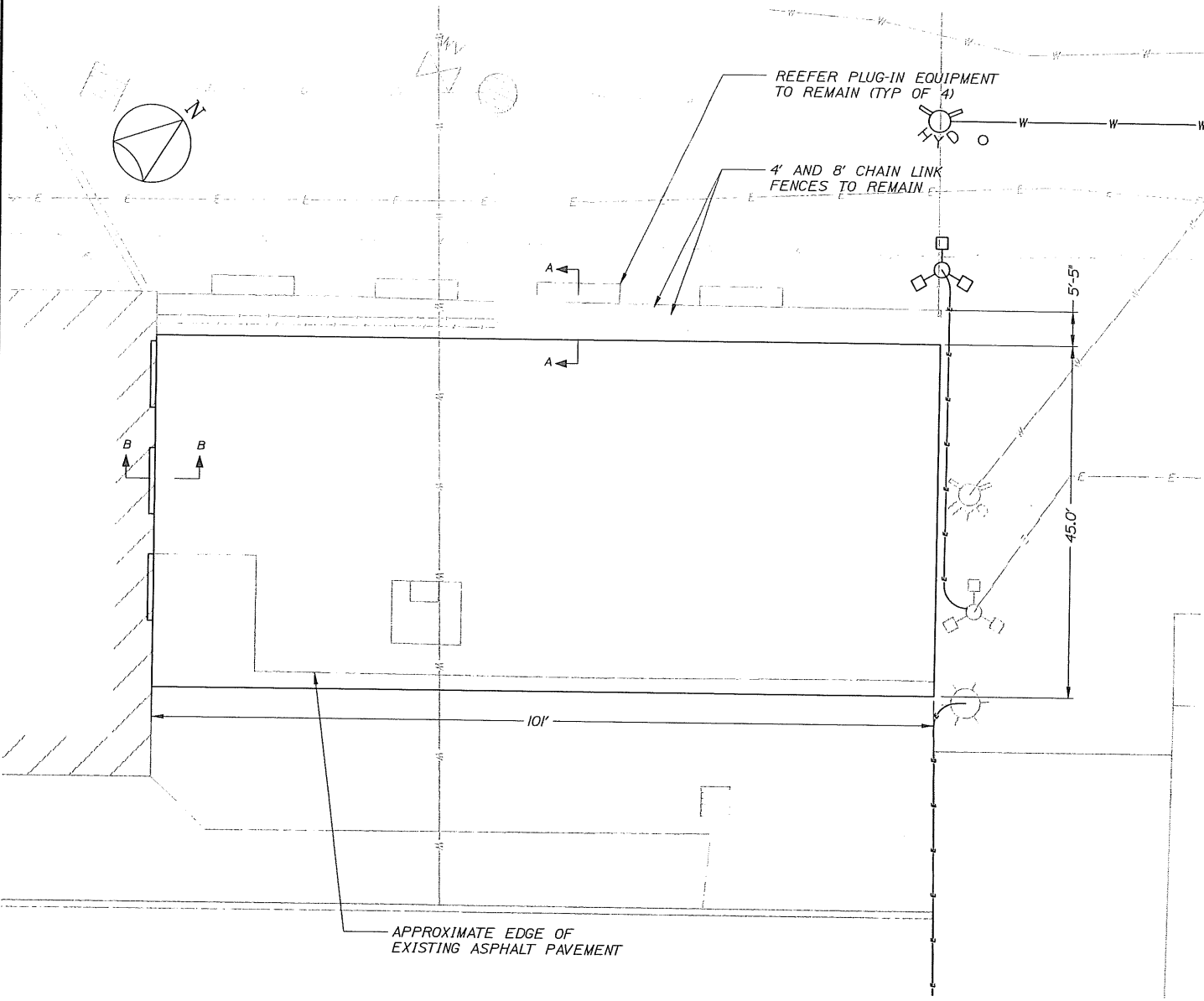
STATE OF MAINE  
 DEPARTMENT OF TRANSPORTATION  
 PROJECT NUMBER 017820.00  
 PIN 018413.00

PROJ. MANAGER	DATE	BY	DATE	SIGNATURE	P.E. NUMBER	DATE
CRAIG R. MORIN	2/2013	HME	2/2013			
CHECKED-REVIEWED		CRM				
DESIGN-REVIEWED						
DESIGN-REVIEWED						
REVISIONS 1						
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REVISIONS 3						
REVISIONS 4						
FIELD CHANGES						

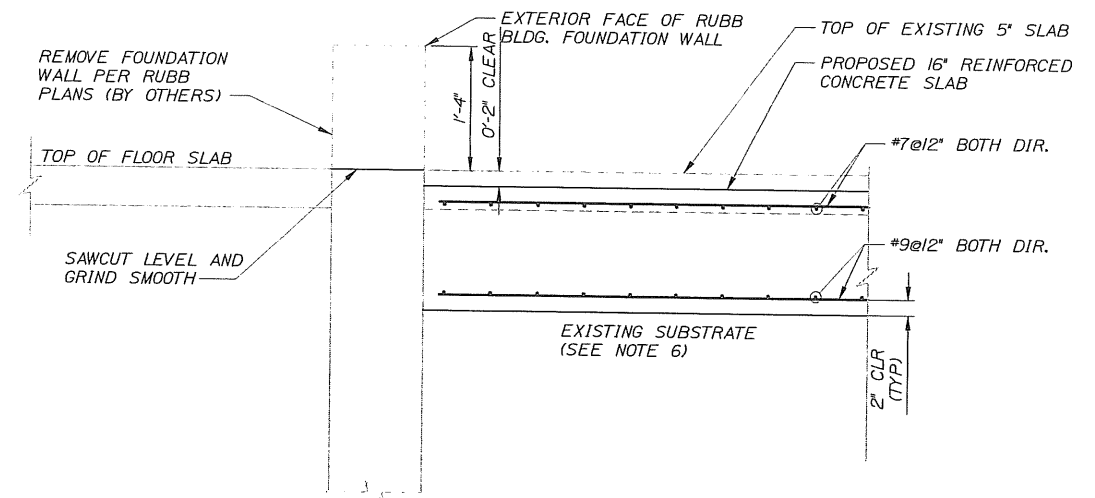
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 PORTLAND CUMBERLAND COUNTY  
**CONCRETE FLOOR MODIFICATIONS**

SHEET NUMBER  
**4**  
 4 OF 7

NAME: I:\Jobs\57075 - Maine Port Authority OnCell SEC\001-001 General Consulting - 2011-2012\Projects\09 IMT Elmiskip Accommodations\CAD\WORKING-PH1.dwg DATE: Feb 04, 2013 - 7:50am

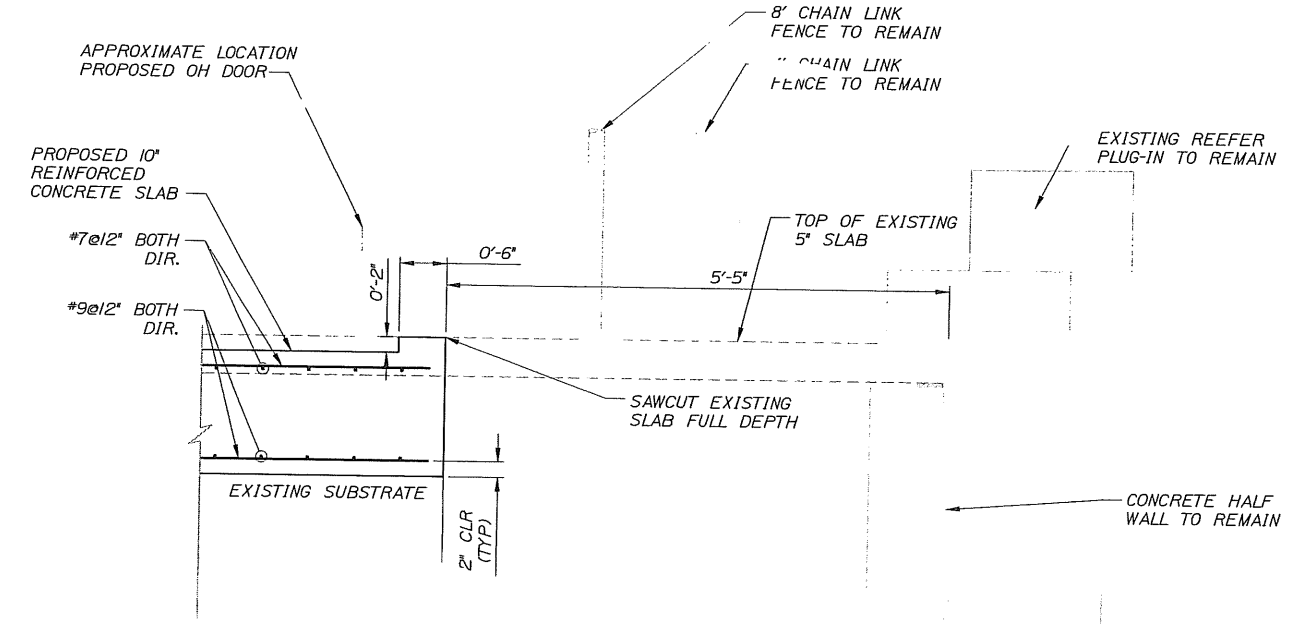


**CONCRETE SLAB PLAN**  
SCALE: 1"=10'



**SLAB SECTION B-B**  
SCALE: 1"=1'-0'

- NOTES:**
1. CONCRETE MAINDOT LP. WITH CORROSION INHIBITOR AT RATE OF 5 GAL/CY.
  2. ALL BARS 60 KSI AND EPOXY COATED.
  3. 2" CLEAR U.O.N.
  4. SAWCUT TOP 1 1/2" IN 10'X10' GRID FOLLOWING CONCRETE PLACEMENT. FILL SAWCUT WITH ELASTOMERIC CONCRETE.
  5. SLAB ELEVATIONS T.B.D. DRAIN TOWARD EXISTING CATCH BASIN.
  6. RESIDENT TO DETERMINE IF EXISTING SUBSTRATE SOILS SUITABLE. CONTRACTOR MAY BE REQUIRED TO EXCAVATE MATERIAL AND REPLACE WITH CLEAN GRAVEL AND COMPACT TO 95% STANDARD PROCTOR.



**SLAB SECTION A-A**  
SCALE: 1"=1'-0'

**HNTB**

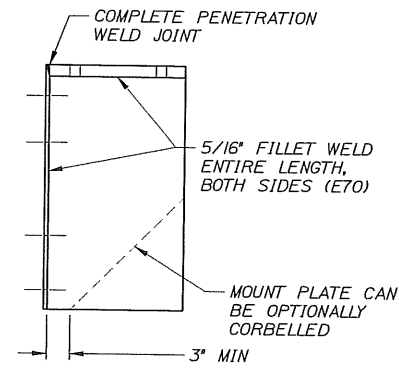
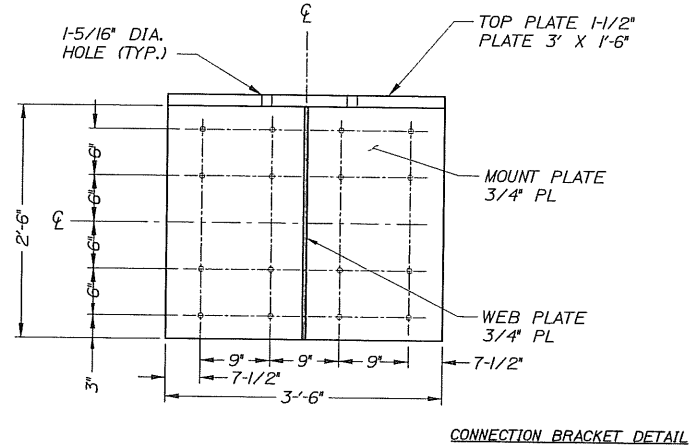
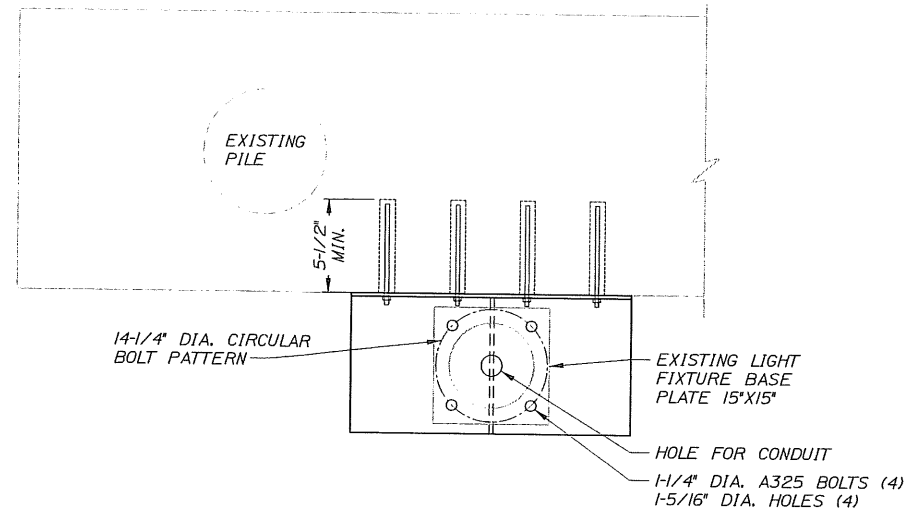
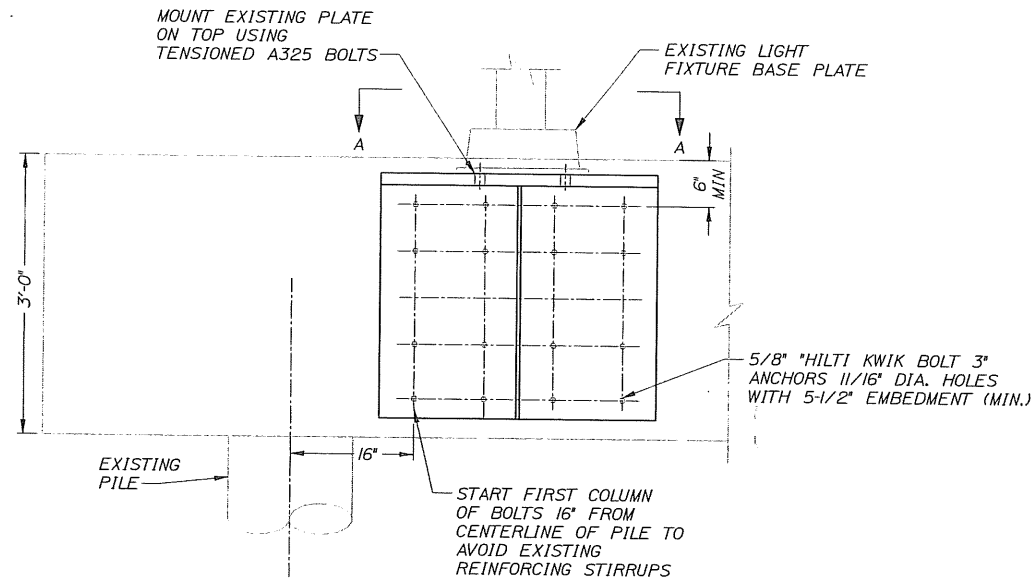
STATE OF MAINE  
DEPARTMENT OF TRANSPORTATION  
PROJECT NUMBER 017820.00  
PIN  
018443.00

DESIGN-DETAILED	CHECKED-REVIEWED	DESIGN-DETAILED	REVISIONS	DATE
HME	CRM		1	
RAJ			2	
			3	
			4	
			FIELD CHANGES	

PORTLAND INTERNATIONAL  
MARINE TERMINAL IMPROVEMENTS  
PORTLAND  
CUMBERLAND COUNTY  
**CONCRETE SLAB DETAILS**

SHEET NUMBER  
**5**  
5 OF 7

NAME: M:\jobs\57075 - Maine Port Authority OnCall GEC\001-001 General Consulting 2011-2012\Projects\09 IMT Eimship Accommodations\CAD\WORKING-PH1.dwg DATE: Feb 04, 2013 - 7:51 am



STEEL FRAME ANCHORAGE DETAIL  
NOT TO SCALE

- NOTE:
1. ALL WELDS TO BE 70 KSI ELECTRODES.
  2. ALL PLATES TO BE 50 KSI STEEL.
  3. ALL STEEL SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153.
  4. HILTI KWIK BOLTS SHALL BE STAINLESS STEEL.

**HNTB**

STATE OF MAINE  
DEPARTMENT OF TRANSPORTATION  
PROJECT NUMBER 017820.00  
PIN  
0184413.00

PROJ. MGR.	MANAGER	DATE	BY	DATE	SIGNATURE	P.E. NUMBER	DATE
DESIGN-DETAILED	HME	2/2/2013	HME	2/2/2013			
CHECKED-REVIEWED	CRM		RAL				
DESIGN-DETAILED02							
DESIGN-DETAILED03							
REVISIONS 1							
REVISIONS 2							
REVISIONS 3							
REVISIONS 4							
FIELD CHANGES							

PORTLAND INTERNATIONAL  
MARINE TERMINAL IMPROVEMENTS  
PORTLAND  
CUMBERLAND COUNTY  
**LIGHT POLE ANCHORAGE**

SHEET NUMBER  
**6**  
6 OF 7