

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 444 A003001

PERMIT ISSUED

NOV - 1 2006

CITY OF PORTLAND

This is to certify that City Of Portland/Reed & Reed INC.
 has permission to Ocean Gateway Cruise Ship Terminal interior expansion, bldg construction and site development
 AT 46 Commercial St 444 A003001
 provided that the person or persons, firm or organization accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in.
 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS
 Fire Dept. Greg Cass PFD 9/05
 Health Dept. _____
 Appeal Board _____
 Other _____
 Department Name

[Signature]
 Director - Building & Inspection Services
 10/31/06

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1055	Date Applied For: 08/05/2005	CBL: 444 A005001
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Location of Construction: 46 Commercial St	Owner Name: City Of Portland	Owner Address: 389 Congress St	Phone:
Business Name:	Contractor Name: Reed & Reed INC.	Contractor Address: 275 River Rd Woolwich	Phone (207) 443-9747
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Commercial Ocean Gateway Cruise Ship Terminal, incl pier expansion, bldg construction and site development	Proposed Project Description: Ocean Gateway Cruise Ship Terminal incl.pier expansion, bldg construction and site development
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 08/19/2005	Ok to Issue: <input checked="" type="checkbox"/>
Note: 8/18/05 Bill N. Stamped the site plans as approved 8/19/05 Floodplain forms sent to Dustin Littlefield of Reed & Reed				
1) Separate permits shall be required for any new signage.				
2) The floodplain forms and certificate of elevation shall be filled out and returned to this office (Marge Schmuckal)				
Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 10/31/2006	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
1) Elevation Cert approved By Marge				
Dept: Fire	Status: Approved with Conditions	Reviewer: Cptn Greg Cass	Approval Date: 09/08/2005	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
1) Any changes to life safety will need to be reviewed.				

Dept: Engineering	Status: Open	Reviewer: Tony	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note: PUBLIC WORKS ENGINEERING REVIEW....11/20/03				
This submittal is technical and detailed with regard to the written submittals, however, the plan set appears to be incomplete. Construction plans for Hancock Street and detailed site grading plans, utility plans, construction details have not been received as yet. Upon receipt of the more complete drawings plan set, I will provide in depth Department comment.				

Dept: Planning	Status: Approved with Conditions	Reviewer: William B. Needelman	Approval Date:	Ok to Issue: <input checked="" type="checkbox"/>
Note:				

Comments:
8/30/2005-mjn: Advised Woodward & Curran and Reed & Reed for the need of a statement of Special Inspections and Certification forms. Have disqualified the idea of this being designed as a "non-building" Structure per section 1622 after discussion with ICC staff. All have been notified.
This issue has been resolved. MJN. The structure is being reviewed pursuant to the 1999 BOCA Code due to the date of the original application to planning (March 2004)

FLOOD HAZARD DEVELOPMENT PERMIT

PART II

Portland, Maine

(For completion of New Construction and Substantial Improvements)



The following information has been submitted and found compliant with the Development Standards of the Floodplain Management Ordinance:



FEMA Elevation Certificate Form 81-31

Review of the structural design, specifications, plans and construction methods by a Professional Engineer or Architect certifying that they meet or exceed the technical criteria contained in the FEMA/Coastal Construction Manual and are in accordance with accepted standard of practice for meeting the criteria of Article VI.K.2.

A Part II Flood Hazard Development Permit is hereby issued as provided under Article V § F of the Floodplain Management Ordinance of Portland, Maine, for development as defined in said ordinance.

Tax Map: 445 Lot #: A-002

The permittee understands and agrees that:

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

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

Owner _____ Date _____
signature

or

Authorized Agent _____ Date _____
signature

Issued by Walter Schmuckel Date 10/6/06

Permit # _____

FAX



To: Dustin C Reed & Reed -

Fax Number: 443-8065

From: Marge Schmeckel

Fax Number:

Date: 10/6/06

Regarding: OceanGate - Part II form

Total Number Of Pages Including Cover: 2

Phone Number For Follow-Up:

Comments:

Dustin - I have received & reviewed
The Certificate of ~~Elevation~~ Elevation That you
sent me. All is in order - I have passed
This information on to The Building Code
folks - Please read and sign this Part
II form which will allow further
construction

And return
original signature

to me -

THANKS

City Of Portland, Maine

Inspections Division Services

389 Congress St Room 315 Portland Me 04101-3509

Phone: (207) 874-8703 or (207)874-8693

Fax: (207) 874-8716

<http://www.portlandmaine.gov/>

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

2003-0235

Application I. D. Number

11/7/2003

Application Date

Ocean Gateway Phase I

Project Name/Description

Of Portland

Applicant

389 Congress St, Portland, ME 04101

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

40 - 40 Commercial St, Portland, Maine

Address of Proposed Site

444 A005001

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 Parking Lot Other (specify) Marine Trans. and Marine Ind

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" 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"/> Other _____ | |

Fees Paid: Site Pla \$500.00 Subdivision _____ Engineer Review _____ Date 11/7/2003

Zoning Approval Status:

Reviewer

Marge Schmuckel

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ 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 | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

From: Marge Schmuckal
To: William Clark
Date: Wed, Feb 25, 2004 5:17 PM
Subject: Re: Ocean Gateway Subdivision Plan

Bill,

You would need to talk to Bill Needleman in the planning division for any site plan information/requirements. If this is in regards to the Floodplain requirements, then I would need the first floor elevation using NGVD. This property is located within a Velocity Zone of V-2 with an elevation given of 13 given (FEMA Panel14). The first floor elevation shall be no less than 15 feet from the bottom of the building structural materials (as opposed to the pier construction). When construction begins, I will need a full Certificate of Elevation filled out and submitted to verify that the actual building construction meets the Floodplain requirements.

I hope this helps you.

Marge Schmuckal
Zoning Administrator

>>> William Clark 02/25 4:29 PM >>>
Marge,

I have been talking with Barry Sheff at Woodard and Curran regarding a subdivision plan that needs to be prepared for the project.

I will be helping Barry and Owen Haskell Inc surveyors any way I can.

Can I meet with you to define the requirements for this survey?

I will be available after 9:30 on Thursday.

Thanks,

Bill Clark
Senior Surveyor
DPW Engineering

CC: Eric Labelle; William Needleman

From: Marge Schmuckal
To: Alex Jaegerman; Lee Urban
Date: Mon, Mar 8, 2004 9:03 AM
Subject: Re: Pier 2/Ocean Gateway/flood plain

Presently the map does not show Pier two to be in A2. The map would need to be amended by FEMA. But even if FEMA agreed (very problematic), the new building is not on the existing Pier 2. It would be to the side of it closer to the area of open water. It is all very problematic the way that I see this. But if FEMA gives an OK on both, that is perfectly fine with me and would solve the issue at hand.

Marge

>>> Lee Urban 03/08 6:03 AM >>>

Good morning, . . .

I have received Barry Sheff's March 3 memo to Joe Gray seeking Joe's support that we say that Pier 2 is in the A2 zone. Marge, if you don't have a copy, please ask Lori for one. Barry's argument is rich in engineering-talk but does have some attraction nonetheless for supporting his A2 claim.

What is the latest status on this? Do I correctly understand that FEMA preliminarily supports our interpretation that Pier 2 could just as easily be in the V2 zone? In order for us to accept the project, does FEMA have to take some step to amend the "FIRM" [Flood Insurance Rate Maps]?

So will FEMA be FINE with an amended FIRM or must we stand firm [which is not fine in the minds of some]?

CC: John Lufkin; Lori Paulette; Mark Adelson; Neede...