

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 060453
APR 7 2006
CITY OF PORTLAND

This is to certify that CITY OF PORTLAND / Reed & Reed Inc
has permission to Renovations to the Existing Security building and construction of the Vehicle Inspection booth at
AT 46 COMMERCIAL ST 444 A005001

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

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

Notification of inspection must be given and when permission procured before this building or part thereof is leased or closed-in. 24 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 4-6-06
Health Dept _____
Appeal Board _____
Other _____
Department Name

Cheryl [Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0453	Issue Date: PERMIT ISSUED APR 7 2006	444 A005001
Location of Construction: 46 COMMERCIAL ST	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST
Business Name:	Contractor Name: Reed & Reed Inc.	Contractor Address: 275 River Rd/ P.O. Box 300 CITY OF PORTLAND ME 04101-0300
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial

Past Use: Commercial Parking Lot	Proposed Use: Ocean Gateway Project	Permit Fee:	Cost of Work: \$0.00	CEO District: 1	
Proposed Project Description: Renovations to the Existing security building and the construction of the Vehicle Inspection booth as per plan		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>Need Site Plan</i>	INSPECTION: Use Group: <i>U/B</i> Type: <i>2B</i> <i>4/7/06</i> Signature: <i>[Signature]</i>		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			

Permit Taken By: mjn	Date Applied For: 04/06/2006	Zoning Approval		
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<p>1.</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>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A by oldman</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>panel 140617</i></p> <p><input type="checkbox"/> Subdivision <i>exist bldg outside of loc A-2 zone</i></p> <p><input checked="" type="checkbox"/> Site Plan <i>original #2003-0235</i></p> <p>Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>dl</i> Date: <i>4/7/06</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>late</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>[Signature]</i> Date: _____</p>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0453	Date Applied For: 04/06/2006	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/ P.O. Box 370 Woolwic	Phone (207) 443-9747
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Ocean Gateway Project	Proposed Project Description: Renovations to the Existing security building and the construction of the Vehicle Inspection booth as per plan
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Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 04/06/4006
Note: **Ok to Issue:**

1) The second floor of the security building is not a part of this permit, as it was not included in the construction documents.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 04/06/2006
Note: **Ok to Issue:**

1) I will need a site plan with details for Fire Dept. Access and egress.
Along with fire hydrant locations and the size mains.

Dept: Engineering **Status:** Open **Reviewer:** Tony **Approval Date:**
Note: PUBLIC WORKS ENGINEERING REVIEW11/20/03 **Ok to Issue:**

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:**
Note: **Ok to Issue:**



Ocean Gateway

Applicant: City of Portland

Date: 4/7/06

Address: called 46 Commercial St / C-B-L: 44A-A-005

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Redevelopment of the lot

permit # 06-0453

Zone Location - WPDZ

Interior or corner lot -

Proposed Use/Work - Renovations to the existing security bldg & the construction of vehicle wash booths

Sevage Disposal - city

Lot Street Frontage - N/A

Front Yard - N/A

Rear Yard - N/A

Side Yard - N/A

except shall be a min of 5' from the edge of pier line - Not close to pier.

Projections -

Width of Lot -

Height - 45' MAX - 2 story sec. bldg - sealed at 21.5' -

Lot Area - N/A

Lot Coverage/ Impervious Surface - 100% allowed

Area per Family - N/A

Off-street Parking - determined by Planning Bd - ok

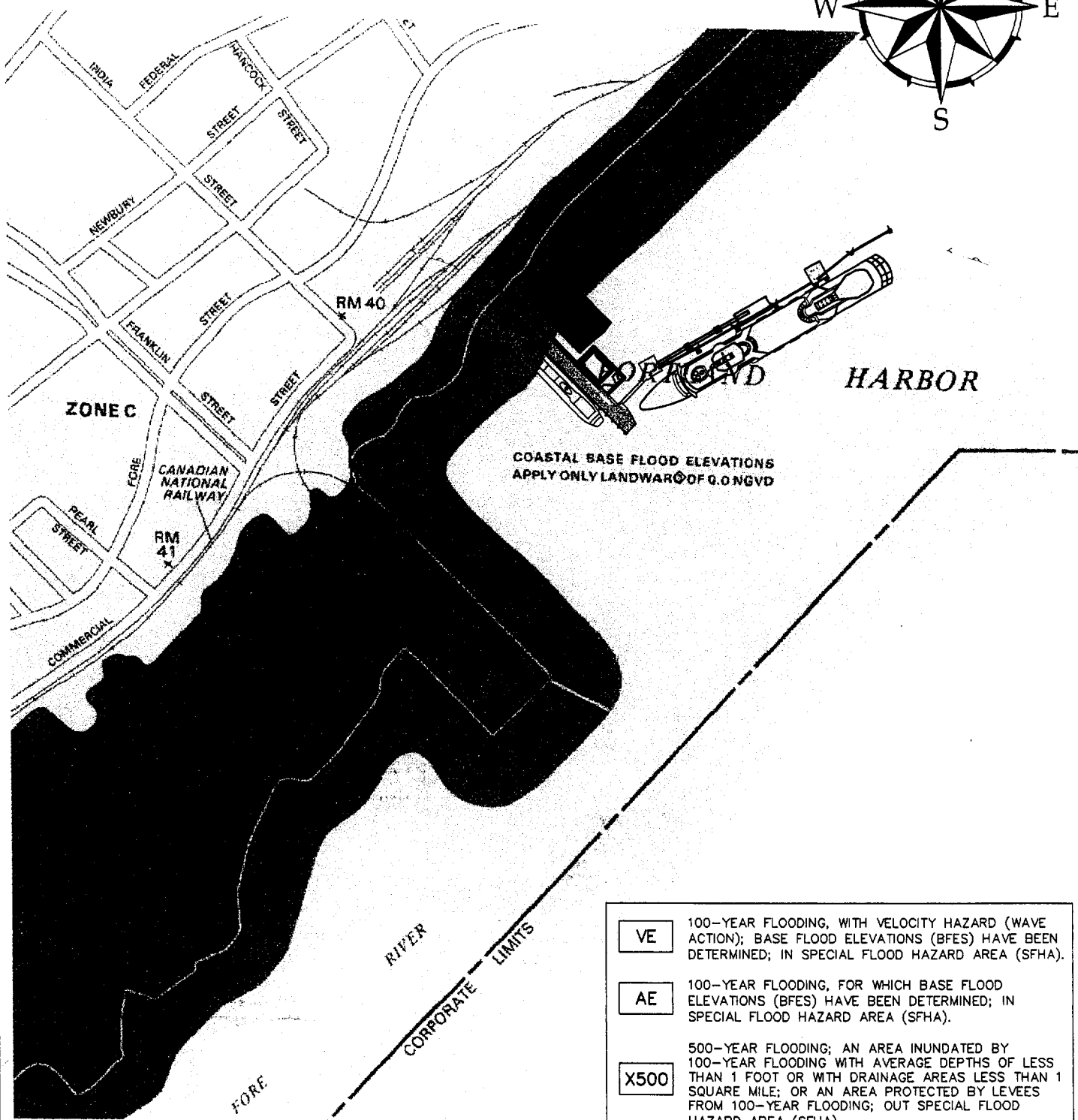
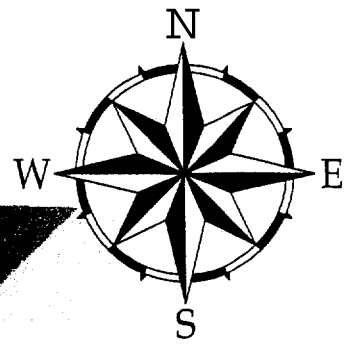
Loading Bays - N/A

Site Plan - major # 2003-0235

Shoreland Zoning/ Stream Protection - Exempt under the ordinance

Flood Plains - Panel 14 of 17 - V2 - el 13 - see changes to the floodplain ordinance
← A-2 - el 10 - requires 1st floor elevation of 12'

over
All
Project



NOTE:

SOURCE FIRM FLOOD INSURANCE RATE MAP - FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAINE OFFICE OF GEOGRAPHIC INFORMATION SYSTEMS (MEGIS, COMP.) **PANESS**, E

- VE** 100-YEAR FLOODING, WITH VELOCITY HAZARD (WAVE ACTION); BASE FLOOD ELEVATIONS (BFES) HAVE BEEN DETERMINED; IN SPECIAL FLOOD HAZARD AREA (SFHA).
- AE** 100-YEAR FLOODING, FOR WHICH BASE FLOOD ELEVATIONS (BFES) HAVE BEEN DETERMINED; IN SPECIAL FLOOD HAZARD AREA (SFHA).
- X500** 500-YEAR FLOODING; AN AREA INUNDATED BY 100-YEAR FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 100-YEAR FLOODING; OUT SPECIAL FLOOD HAZARD AREA (SFHA).



WOODARD & CURRAN Engineering • Science • Operations PORTLAND, MAINE 800-426-4262	FLOOD MAP	CITY OF PORTLAND AND MAINE DEPARTMENT OF TRANSPORTATION
	DESIGNED BY: JBC/DAS CHECKED BY: BSS DRAWN BY: JBC/DAS FLOOD MAP.dwg	OCEAN GATEWAY

From: Marge Schmuckal
To: Mike Nugent
Date: 4/6/2006 3:21:31 PM
Subject: Ocean Gateway

Mike,
I am trying to find my original zoning sheet for this project - It should be under #05-1055. That permit is not scanned and it is not in the CBL file. Do you know where that permit is located?

Thanks,

Marge

Applicant: Reed & Reed Inc - Dist. Littlefield Date: 8/19/05
 Address: ^{called} 46 Commercial St C-B-L: 444-A-005-7

19-A-14-15
 444-A-1,2,3,5
 445-A-1,2
 446-A-1,2

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Redevelopment of lot

Zone Location - WPDZ

permit # 05-1085
 ORIGINAL APPROVAL

Interior or corner lot -

Proposed Use/Work - to construct Ocean Gateway Cruise Ship Terminal

Sewage Disposal - City

The dolphins & berthing for the large ship will be in a later phase

Lot Street Frontage - N/A

Front Yard - N/A

Rear Yard - N/A

Side Yard - N/A

except shall be a min of 5' from edge of pier line

Projections -

Width of Lot - N/A

Height - 45' max - 40' scaled on pitch roof for terminal
 21.5' for vehicle hsp station
 31' for receiving Bldg station

Lot Area - N/A

Lot Coverage/ Impervious Surface - 100% allowed

Area per Family - N/A

Off-street Parking - determined by Planning Bd - ok

Loading Bays - N/A

Site Plan - major #2003-0235

Shoreland Zoning/ Stream Protection - Exempt under the ordinance

Flood Plains - panel 14 of 17 VZ - E6 13 - see changes to the Floodplain ordinance

Note: Already have cert. of Elevation for the terminal Bldg
 A2 el 10 → requires 1st floor elevation of 12

From: Mike Nugent
To: Alex Jaegerman ; William Needelman
Date: 4/5/2006 4:32:04 PM
Subject: Re: Ocean Gateway

Are you all set with the revised receiving station location that the DEP is reviewing?

>>> William Needelman 4/5/2006 10:06:21 AM >>>

Mike, Regarding your inquiry regarding Ocean Gateway:

>

"Are we completely all set, from a Planning perspective, to issue permits for the following:"

- 1) Rehab for the Guard Building - All **Set**
- 2) The Vehicle screening Structure - All **set**
- 3) The Part 1 flood hazard development permit for the Receiving Building - **Subject to the following conditions from the Planning Board:**

a) That the terminal building be designed with a finished floor elevation of not less than **12.3** feet NGVD.

Not needed for Receiving station

b) That an elevation certificate (FEMA form **81-31**) be provided by a registered professional engineer or architect to the Zoning Administrator prior to issuance of a Building Permit.

Elevation 12 for Receiving Station - I have not received this. Check with Marge.

c) That proof of approval of all other applicable Local, State and Federal permits be provided prior to issuance of a Building Permit

All set - according to Woodard and Curran.

CC: Larry Mead ; Lee Urban; Marge Schmuckal