

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: 060061
MAR 9 2005

CITY OF PORTLAND

This is to certify that Northeast Air/Neptune Properties
 has permission to Build a 9576 Storage hanger located at
 AT 1127 Westbrook St 207 B001002

provided that the person or persons who accept 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 when permission is procured before this building or part thereof is occupied or services closed-in. **YOUR NOTIFICATION 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 CLASS 2-1-06
 Health Dept. _____
 Appeal Board _____
 Other _____
 Department Name

William C. Conquest 2/23/06
 Director - Building & Inspection Services

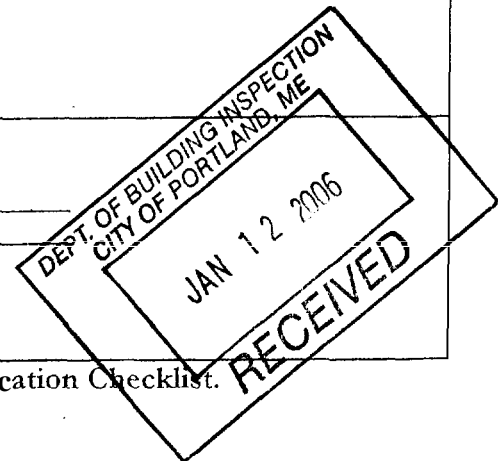
PENALTY FOR REMOVING THIS CARD



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: <u>1111 WESTBROOK ST.</u>		
Total Square Footage of Proposed Structure <u>9576</u>	Square Footage of Lot <u>26,500 +/-</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>207</u> Block# <u>B</u> Lot# <u>1</u>	Owner: <u>NEPTUNE PROPERTIES, LLC</u>	Telephone: <u>775 2100</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>NEPTUNE PROPERTIES, LLC</u> <u>120 EXCHANGE ST</u> <u>PORTLAND, ME. 04101</u>	Cost Of Work: \$ <u>250000</u> Fee: \$ <u>2271</u> C of O Fee: \$ <u>75</u>
Current Specific use: <u>UNDEVELOPED</u>	Proposed Specific use: <u>AIRCRAFT HANGAR</u> <u>\$2346</u>	
Project description: <u>BUILD 9576 AIRCRAFT STORAGE HANGAR ON LAND LEASED FROM CITY OF PORTLAND.</u>		
Contractor's name, address & telephone: <u>AS ABOVE</u>		
Who should we contact when the permit is ready:	<u>MICHAEL SCARF</u>	
Mailing address:	Phone: <u>775 2100</u>	



Please submit **all** of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: <u>Michael Scarf</u>	Date: <u>1/11/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: William K. Hopkins, Archetype, P.A.

Address of Project: Portland Jet Port

Nature of Project: Air Plane Hanger

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

Signature: 

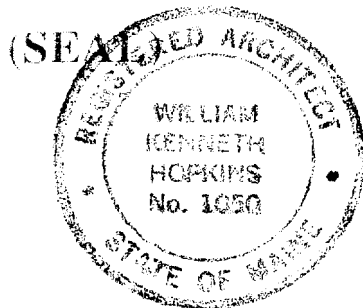
Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf

Portland, ME 04101

Phone: (207)772-6022



NOTE If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Archetype, P.A.

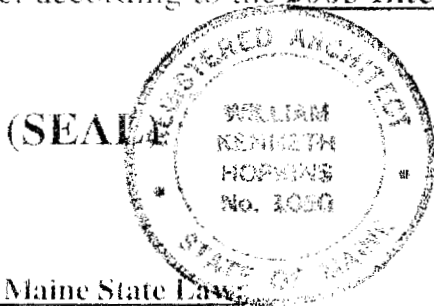
RE: Certificate of Design

DATE: 12/12/05

These plans and / or specifications covering construction work on:

Airplane Hanger at the Portland Jet Port

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2003 International Building Code and local amendments.



Signature:

Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf
Portland, ME 04101

As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

FROM DESIGNER: Archetype, P.A.
 DATE: 12/12/05
 Job Name: Airplane Hanger
 Address of Construction: _____

2003 International Building Code

Construction project was designed according to the building code criteria listed below:

Building Code and Year IBC 2003 Use (Group Classification(s)) S-2

Type of Construction 5B

Will the structure have a fire suppression system in accordance with Section 903.5.1 of the 2003 IRC. Yes

Is the structure mixed use? No If yes, separated or non-separated (see Section 302.5) _____

Supervisory alarm system? Yes Geotechnical/Soils report required? (See Section 1802.2) NO

STRUCTURAL DESIGN CALCULATIONS

YES Submitted for all structural members (1003.1, 1003.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads (1603.1.3, 1607)

Floor Area Use	Loads Shown
<u>COMMON AREAS</u>	<u>100 PSF</u>
<u>STAIRS & EXIT WAYS</u>	<u>100 PSF</u>
<u>OFFICE MEZZANINE</u>	<u>50 PSF</u>
<u>HANGER FLOOR & STORAGE</u>	<u>125 PSF</u>

NA Live load reduction (1603.1.3, 1607.9, 1607.10)
42 PSF Roof live loads (1603.1.2, 1607.11)
 Roof snow loads (1603.1.3, 1608)
60 PSF Ground snow load, P_g (1608.2)
42 PSF If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
1.0 If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
1.0 If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
1.0 Roof thermal factor, C_t (Table 1608.3.2)
42 PSF Graded roof snowload, P_s (1608.4)

Wind loads (1603.1.4, 1609)

1609.6 Design option utilized (1609.1.1, 1609.9)
100 MPH Basic wind speed (1609.3)
1.0 Building category and wind importance factor, I_w (Table 1604.5, 1609.5)
D Wind exposure category (1609.4)
±0.18 Internal pressure coefficient (ASCE 7)
24.6 / 27.1 PSF Component and cladding pressures (1609.1.1, 1609.5.2.2)
35.4 / 23.5 PSF Main force wind pressures (1609.1.1, 1609.5.2.1)

C Seismic design category (1613.3)
K Basic seismic-force-resisting system (Table 1617.6.2)
6 1/2 / A Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)
1616.6 Analysis procedure (1619.3, 1617.6)
0.057 W Design base shear (1617.4, 1617.5.1)

Flood loads (1603.1.6, 1612)
 Flood hazard area (1612.3)
 Elevation of structure

Earthquake design data (1603.1.5, 1614 - 1623)

SECT. 1615/1616 Design option utilized (1614.1)
I / C Seismic use group ("Category") (Table 1604.5, 1614.2)
0.31 / 0.16 Spectral response coefficients, S_{e1} & S_{e2} (1615.1)
D Site class (1615.1.5)

Other loads
3000 lbs (15 FLE)
2000 lbs (MEB) Concentrated loads (1607.4)

20 PSF Partition loads (1607.5) (2nd FLE MEB ONLY)
NA Impact loads (1607.8)
NA Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

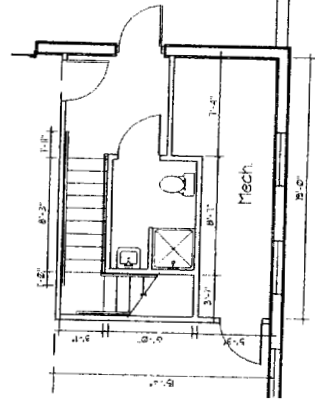
A01

PLANS
AIRPLANE HANGER
 WESTBROOK STREET
 PORTLAND, MAINE

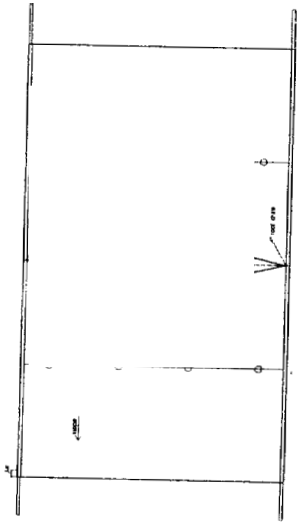
Project: AIRPLANE HANGER
 Date: NOV 11, 2005
 Scale: AS NOTED
 Checked By: [Signature]
 Drawn By: [Signature]

48 Tucker Street Portland, Maine 04101
 (207) 773-6022 Fax (207) 773-4055
ARCHTYPE, P.A.
ARCHITECTS

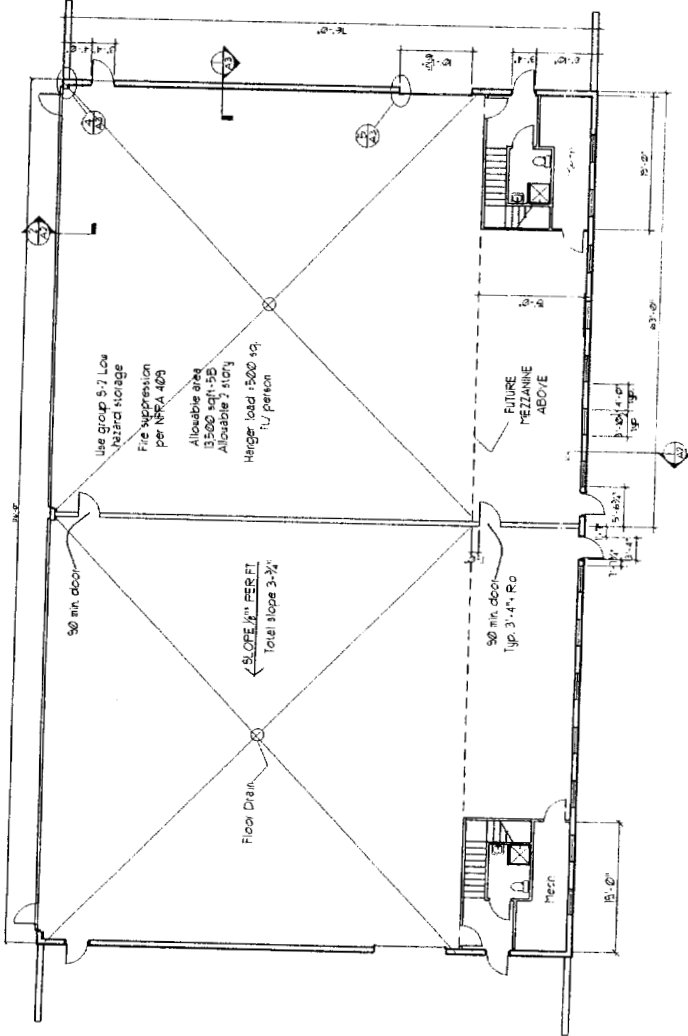
170 Exchange, Portland, Maine 04101
 (207) 775-2100 Fax (207) 874-6988
NEPTUNE PROPERTIES LLC
 OWNER



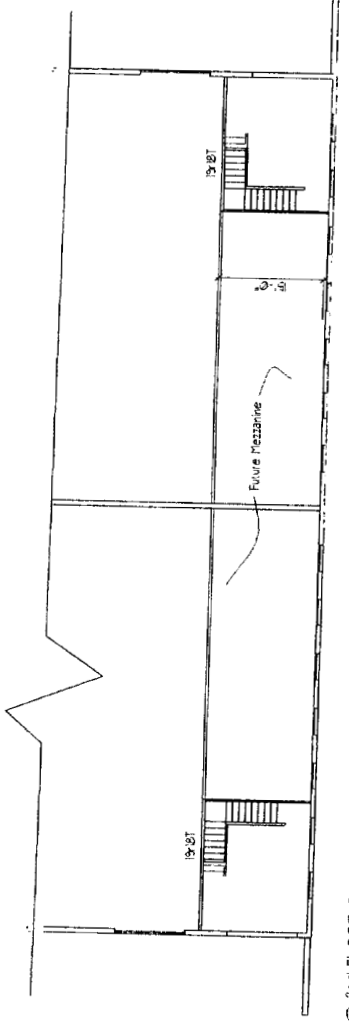
4 STAIR
 SCALE: 1/4" = 1'-0"



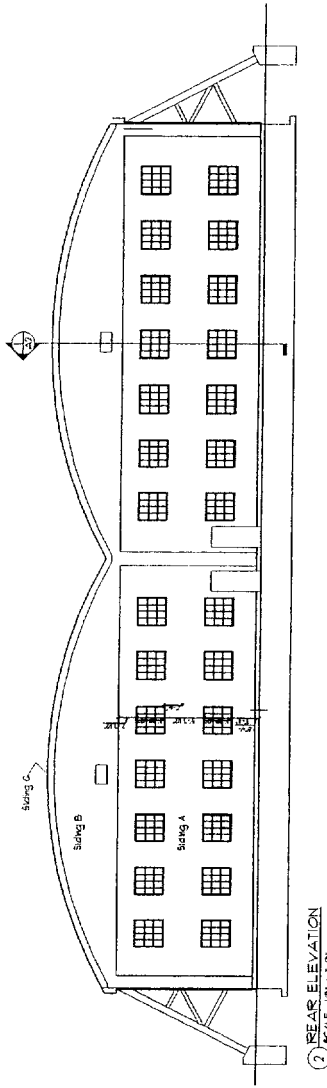
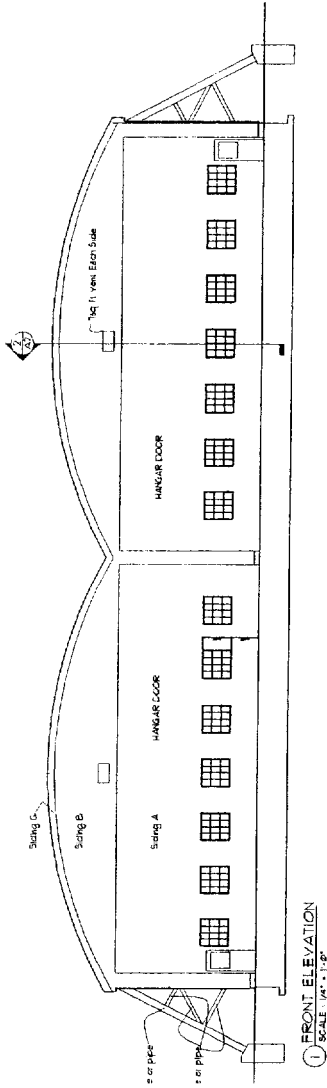
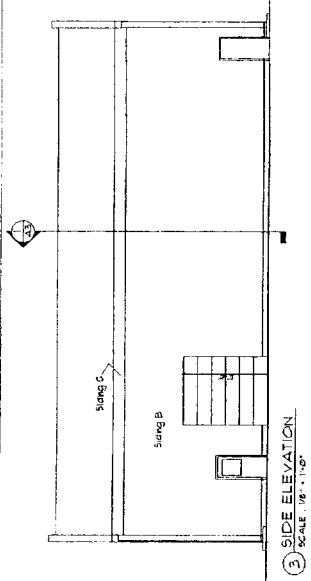
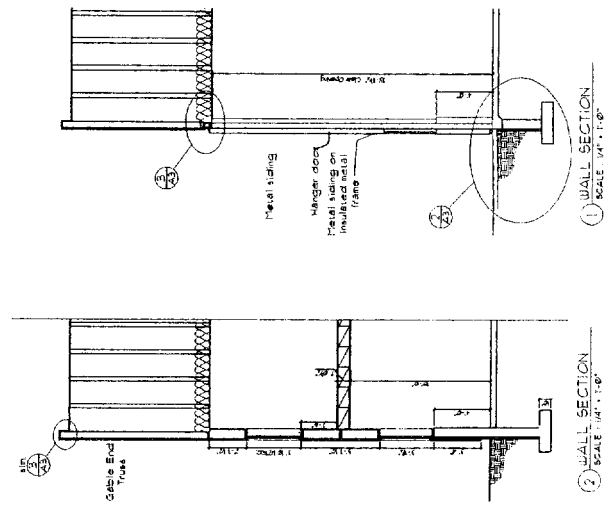
3 ROOF PLAN
 SCALE: 1/8" = 1'-0"

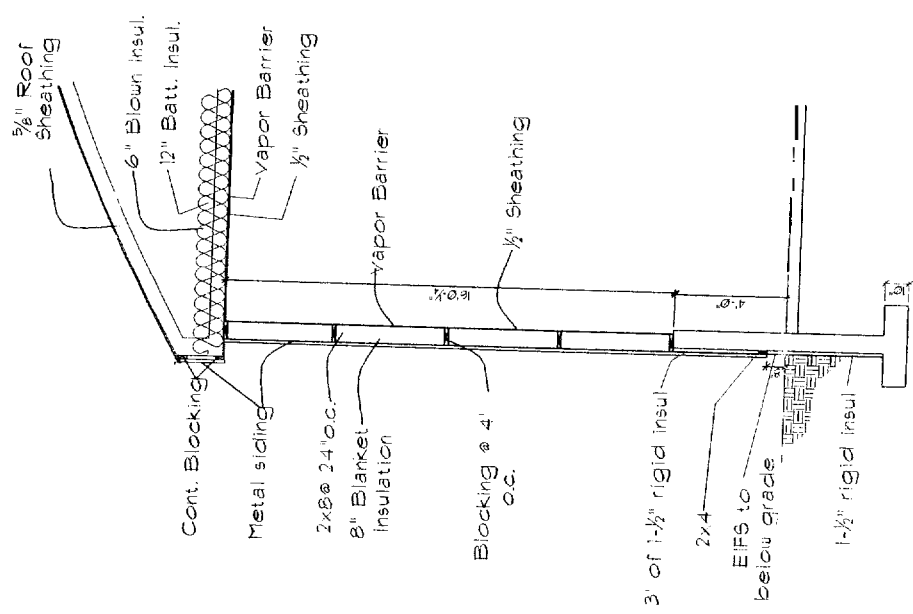


1 1st FLOOR PLAN
 SCALE: 1/8" = 1'-0"

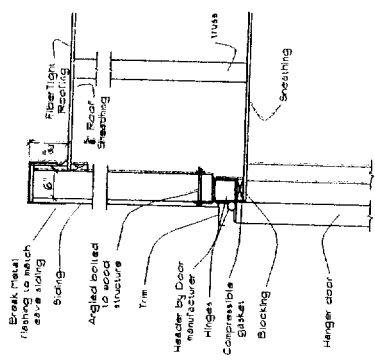


2 2nd FLOOR PLAN
 SCALE: 1/8" = 1'-0"

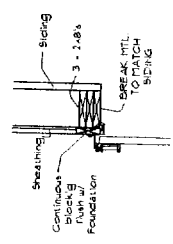




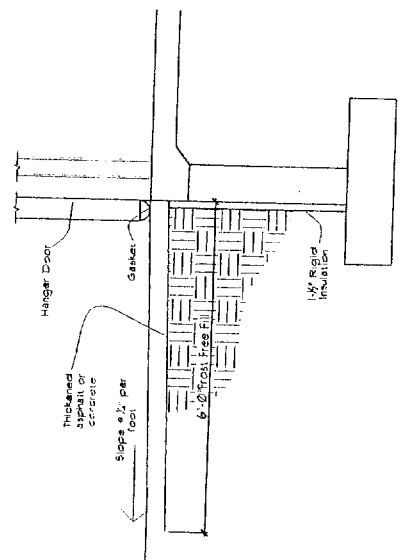
1 WALL SECTION
SCALE 1/4" = 1'-0"



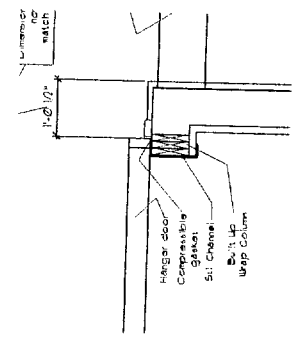
3 DETAIL
SCALE 1" = 1'-0"



5 DETAIL OVERHEAD DOOR JAMB
SCALE 1" = 1'-0"



2 DETAIL
SCALE 1" = 1'-0"



4 DETAIL HANGER DOOR JAMB
SCALE 1" = 1'-0"

City of Portland, Maine - Building or Use Permit Application

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

No: 06-0061	Issue Date: PERMIT ISSUED	CBL: 207 3001002
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Location of Construction: 1127 Westbrook St	Owner Name: Northeast Air	Owner Address: 1011 Westbrook St	Phone:
Business Name:	Contractor Name:	Contractor Address: 120 Exchange St, Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: AB

Past Use: Vacant Land	Proposed Use: 9576 Storage -Build a 9576 Storage hanger on leased Land	Permit Fee: \$2,346.00	Cost of Work: \$250,000.00	CEO District: 3
Proposed Project Description: Build a 9576 Storage hanger on leased Land		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied NPPA 409 See Conditions	INSPECTION: Use Group S2 Type 5: 2/23/06	
		Signature <i>Waco</i>	Signature <i>[Signature]</i>	

Permit Taken By: Idobson	Date Applied For: 01/12/2006	Zoning Approval
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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>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>NA</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Special Zone X</i></p> <p>Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan #2005-017</p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK with condit</i></p> <p>Date: <i>3/30/06</i></p> <p><i>OK-</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 checked="" type="checkbox"/> Denied</p> <p>Date: <i>S</i></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>Date: <i>[Signature]</i></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: 06-0061	Date Applied For: 01/12/2006	CBL: 207 B001002
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Location of Construction: 1127 Westbrook St	Owner Name: Northeast Air	Owner Address: 1011 Westbrook St	Phone:
Business Name:	Contractor Name: Neptune Properties	Contractor Address: 120 Exchange St. Portland	Phone: (207) 874-69.59
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: 9576 Storage -Build a 9.576 Storage hanger on leased Land	Proposed Project Description: Build a 9.576 Storage hanger on leased Land
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/30/2006

Note: 1/19/06M has permit now - voiced mailed Bill N. for a stamped approved site plan **Ok to Issue:**

1/30/06 Bill N. brought down a stamped site plan but is still waiting for performance guarante etc. There is a difference in building size - the site plan shows 70' x 126' & the building plans show 76' x 126' - Mike Scarks says the final site plan will show 76' x 126' and will meet the 20' minimum front setback

- 1) Please note that the Noise standards within the AB zone state that the decibels on the A scale shall not exceed sixty (60) dDbAs at all times.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 02/22/2006

Note: **Ok to Issue:**

- 1) The following items must be submitted and approved prior to commencement of those activities;
 - 1) Shop drawings for the overhead door installation.
 - 2) Electrical and Fire alarm system designs demonstrating code compliance.
 - 3) HVAC equipment info demonstrating Code Compliance with Section 412.2.4 exception 2
 - 4) Roofing materials must be approved.
- 2) Because the Design Professional has designated this building an S2 structure, aircraft storage ONLY is allowed , no repair work is allowed.
- 3) The request to waive the 2 hr. Rating of the first 28 feet of the right front wall, that is less than 30 feet from the R.O.W. Is granted as the actual fire separation distance as defined in shapter 7 exceeds 55 feet.
- 4) Flor Drains must be protected in accordance with Section 412.2.3. Of the 2003 IBC

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 02/01/2006

Note: 1/30/06 back for Fire review **Ok to Issue:**

- 1) If building is to be used for maintenance NFPA 410 and NFPA 101 shall be required
- 2) All building construction to comply with NFPA 409. And NFPA 101
- 3) Fire hydrant required within 500 feet.
As noted on Site Plan review.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 08/15/2005

Note: **Ok to Issue:**

-) Need plan of hydrant locations in the area.
Hydrant required every 500 feet.

Comments:

1/6/2006-mjn: Emailed Designer: Need Special Inspections/Geotech/Stamped plans Got em!

Location of Construction: 1127 Westbrook St	Owner Name: Northeast Air	Owner Address: 101 1 Westbrook St	Phone:
Business Name:	Contractor Name: Neptune Properties	Contractor Address: 120 Exchange St. Portland	Phone (207) 874-6959
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

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

2005-0178

Application I. D. Number

8/5/2005

Application Date

Neptune Aircraft Hanger

Project Name/Description

Neptune Properties

Applicant

120 Exchange Street, Portland, ME 04101

Applicant's Mailing Address

1111 - 1111 Westbrook Street, Portland, Maine

Address of Proposed Site

199 A001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 775-2100 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

3000 s.f.

Proposed Building square Feet or # of Units

Acreeae of Site

AB

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 **\$400.00** Subdivision _____ Engineer Review _____ Date **8/9/2005**

Zoning Approval Status:

Reviewer

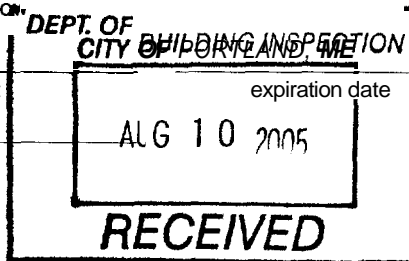
Margie S. - Insp
8/10/05

- | | | |
|---|--|--|
| <input type="checkbox"/> Approved | <input type="checkbox"/> Approved w/Conditions
See Attached | <input type="checkbox"/> Denied |
| Approval Date _____ | Approval Expiration _____ | Extension to _____ |
| <input type="checkbox"/> Condition Compliance | signature _____ | date _____ |
| | | <input type="checkbox"/> Additional Sheets
Attached |

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 | |



City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

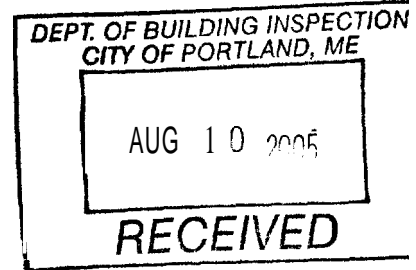
1		
Total Square Footage of Proposed Structure: 8000 SF	Square Footage of Lot: 24,000 +/- SF	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 199 A 1	Property owner's mailing address: LEASEE: NEPTUNE PROPERTIES, LLC 120 EXCH RINGS ST. PORTLAND, ME 04101	Telephone #: 207 7752100
Consultant/Agent, mailing address, phone # & contact person: SAME	Applicant's name, mailing address, telephone #/Fax#/Pager#: JAMES FAX 8746988	Project name: NEPTUNE AIRCRAFT HANGER

Proposed Development (check all that apply)

- New Building Building Addition Change of Use Residential Office Retail
- Manufacturing Warehouse/Distribution Parking lot
- Subdivision (\$500.00) + amount of lots — (\$25.00 per lot) \$ _____
- Site Location of Development (\$3,000.00)
(except for residential projects which shall be \$200.00 per lot _____)
- Traffic Movement (\$1,000.00) Stormwater Quality (\$250.00)
- Section 14-403 Review (\$400.00 + \$25.00 per lot)
- Other _____

Major Development (more than 10,000 sq. ft.)

- Under 50,000 sq. ft. (\$500.00)
- 50,000 - 100,000 sq. ft. (\$1,000.00)
- Parking Lots over 100 spaces (\$1,000.00)
- 100,000 - 200,000 sq. ft. (\$2,000.00)
- 200,000 - 300,000 sq. ft. (\$3,000.00)
- Over 300,000 sq. ft. (\$5,000.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)



Minor Site Plan Review

- Less than 10,000 sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

• Please see next page •

Who billing Will be sent to: (Company, Contact Person, Address, Phone #)

NEATUNG PROPERTIES, LLC
120 EXCHANGE ST.
PORTLAND, ME. 04101

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x 11)
you may also visit the web site: ci.portland.me.us chapter 14

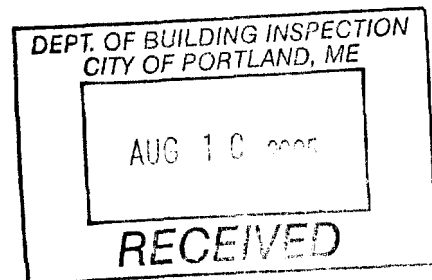
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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 of applicant:

Michael Smith

Date: 7/24/05

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.





NEPTUNE PROPERTIES, INC.

120 EXCHANGE STREET

PORTLAND, MAINE 04101

July 25, 2005

Sarah Hopkins
Development Review Program Manager
Planning Department
City Hall
389 Congress Street
Portland, Maine 04101

Dear Sarah:

Please find enclosed **9** sets of plans for minor site plan review of my hanger at the Portland International Jetport.

As we discussed at the “**SWAT**” meeting, this is virtually the same plan that was presented to the transportation committee and the city council. This plan is an evolution through the past **6** months that included approximately nine public hearings/meetings.

Please accept the following as a written statement to supplement the plans submitted from the site plan checklist.

- ITEM #34 Aircraft storage, supporting office space, or other approved uses of the airport’s minimum standards document.
- ITEM #35 There is no residential use proposed.
- ITEM #36 The total leased area is approximately 24,000 SF.
- ITEM #37 The footprint of the hanger is **8,000 SF**.
- ITEM #38 The burdens **of** the site relate to **FAA** standards for setback and structure height. These have been reviewed and approved through the jetport administration but will be formally reviewed under FAA Form **7460**. There are no other known easements on the site.
- ITEM #39 Solid waste will stored indoors in sealed trashcans and will be serviced as required. There is very little anticipated trash generation as the function of the hanger is **for** storage.
- ITEM #40 Off-site facilities are available either adjacent to the site or on Westbrook **Street**. Utilities used will be gas, electric, water, sewer, telephone and cable. Since the use is primarily storage the demand for utilities will be minimal.
- ITEM #41 All drainage will be by surface flow to the north and northeast. The drainage review is exempt from site plan review as per the zoning ordinance.
- ITEM #42 The time to construct will be approximately 6 months depending on if winter conditions are encountered.

- ITEM #43 The FAA must approve form 7460 prior to construction. This form will be submitted prior to **8/5/05**.
- ITEM #44 None-pending.
- ITEM #45 The FAA has already reviewed and approved this site at the request of the Jetport's administration staff. Formal approval should take less than 2 weeks.
- ITEM #46 ?
- ITEM #47 Attached as Attachment #1.

Please feel free to contact me for any additional information at 775-2100.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Scarks". The signature is written in a cursive style with a long horizontal stroke at the end.

Michael Scarks, President



Incorporated 1866 • Member FDIC
www.norwaysavingsbank.com

120 Exchange Street
Portland, ME 04101
Tel.: 207-879-4307
Fax: 207-761-9692

Robert S. Blackwood, Jr.
Senior Vice President
Commercial Lending
rblackwood@norwaysavingsbank.com

July 26,2005

Sarah Hopkins, Development Review Manager
Planning & Development Department
City of Portland
389 Congress Street
Portland, Maine 041001

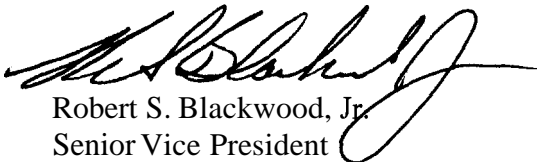
RE: Michael Scarks

Dear Ms Hopkins:

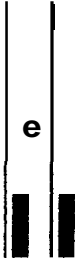
This letter is to advise that in our opinion Michael Scarks has the financial capacity to complete the construction of the proposed 8,000 square foot hangar on leased land at the Portland International Airport. We consider Michael Scarks to be excellent customers of Norway Savings Bank.

Please contact me if you have any questions.

Sincerely,



Robert S. Blackwood, Jr.
Senior Vice President



L & L STRUCTURAL

ENGINEERING SERVICES, INC

Six Q Street

South Portland, ME 04106

Phone: (207)767-4830

Fax: (207)799-5432

February 9, 2006

Mr. Mike Scarks
Neptune Properties Inc.
120 Exchange Street
Portland Maine 04101

Subject: Neptune Hanger. 1127 Westbrook Street. Portland. Maine

Dear Mr. Scarks,

As per your request we have reviewed boring logs prepared by Northern Test Boring, Inc. dated 12/28/05 for the Neptune Hanger building located at 1127 Westbrook Street in Portland, Maine. The subsurface strata at the elevation of foundation bearing to an approximate depth of 20 foot appears to be a glacial till with a composition of medium to fine sand with some gravel and traces of silt. Based on the soil composition the bearing capacity is in the range of 2 KSF to 3 KSF (kips per square foot). The expected soil bearing pressures for the aforementioned proposed building is 2 KSF or less. Hence, the proposed foundation is adequate to distribute the code stipulated structural loads of the superstructure to the soil and not exceed the allowable soil bearing pressures.

If you have any further questions or require any additional information and/or technical assistance, please do not hesitate to call.

Sincerely,

L&L Structural Engineering Services, Inc.

Joseph H. Leasure, P.E.
Principal

cc: Mike Nugent, Code Enforcement Officer, City of Portland



STATEMENT OF SPECIAL INSPECTIONS

PROJECT: Neptune Hanger
LOCATION: 1127 Westbrook Street, Portland, Maine
DATE: 2/6/06
PERMIT APPLICANT: Neptune Properties, LLC
APPLICANTS ADDRESS: 120 Exchange Street, Portland, Maine

STRUCTURAL ENGINEER OF RECORD: Joseph H. Leasure, P.E. L&L Structural Engineering Services, Inc.
Name Firm

ARCHITECT OF RECORD: William Hopkins Archetype, Inc.
Name Firm

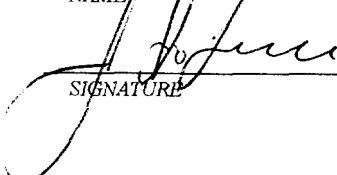
This Statement of Special Inspections is submitted in accordance with **CHAPTER 17** of the 2003 International Building Code (IBC 2003). It includes a listing of special inspections applicable to this project, as well as, the name of the Special Inspector, and the names of other agencies intended to be retained for conducting these inspections.

The special inspector shall keep records of all inspections listed herein, and shall furnish inspection reports to the Code Official and to the Registered Design Professional of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected the discrepancies shall be brought to the attention of the Code Official and the Registered Design Professional of Record. Interim reports shall be submitted to the Code Official and Registered Design Professional of Record monthly, unless more frequent submissions are requested by the Code Official.

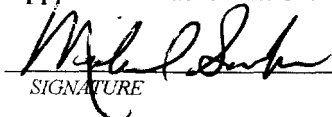
Job site safety is solely the responsibility of the Contractor. Materials and activities to be inspected are not to include the Contractor's equipment and methods used to erect or install the materials listed. The special inspections on this project shall be provided by: L&L Structural Engineering Services (Agent #1) and the Open Web Timber Truss Manufacturer (Agent #2).

Prepared BY:

Joseph H. Leasure, P.E.
NAME

 2/6/06
SIGNATURE DATE

Applicant's Authorization:

 2/10/06
SIGNATURE DATE

Building Code Official:

SIGNATURE DATE

Schedule of Inspection and Testing Agencies

This Statement of Special Inspections / Quality Assurance Plan includes the following building systems:

- | | |
|--|--|
| <input type="checkbox"/> Soils and Foundations | <input type="checkbox"/> Spray Fire Resistant Material |
| <input checked="" type="checkbox"/> Cast-in-Place Concrete | <input checked="" type="checkbox"/> Wood Construction |
| <input type="checkbox"/> Precast Concrete | <input type="checkbox"/> Exterior Insulation and Finish System |
| <input type="checkbox"/> Masonry | <input type="checkbox"/> Mechanical & Electrical Systems |
| <input checked="" type="checkbox"/> Structural Steel | <input type="checkbox"/> Architectural Systems |
| <input type="checkbox"/> Cold-Formed Steel Framing | <input type="checkbox"/> Special Cases |

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator	<i>L&L Structural Engineering Services, Inc</i>	<i>Six Q Street South Portland, Maine 04106 Tel (207) 767-4830 Fax (207) 799-5432</i>
2 Inspector #1	<i>L&L Structural Engineering Services, Inc</i>	<i>Six Q Street South Portland, Maine 04106 Tel (207) 767-4830 Fax (207) 799-5432</i>
3 Inspector#2		
4. Testing Agency	<i>S W Cole Engineering</i>	<i>286 Portland Road Gray, Maine 04039-9586 Tel (207) 657-2886 Fax (207) 657-2840</i>
5. Testing Agency		
6. Other		

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

Quality Assurance for Seismic Resistance

Seismic Design Category	<i>Site Class</i>
Quality Assurance Plan Required (Y/N)	<i>N</i>

Description of seismic force resisting system and designated seismic systems:
The Seismic resisting system consists of lightframed shear walls (exterior sheathing.). The system used transfers lateral loads around windows utilizing the strength of the plywood panels.

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust)	<i>100mph</i>
Wind Exposure Category	<i>B</i>
Quality Assurance Plan Required (Y/N)	<i>N</i>

Description of wind force resisting system and designated wind resisting components:
The Seismic resisting system consists of light framed shear walls (interior sheathing). The system used transfers lateral loads around windows utilizing the strength of the plywood panels.

The Quality assurance plan is not required per IBC 2003, 1706.1.1.paragraph 1.

Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated above shall submit a Statement of Responsibility to the Engineer of Record for distribution in accordance with the requirements of IBC 2003, Section 1705.3.

Qualifications of Inspectors and Testing Technicians

The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all Inspectors and testing technicians shall be provided if requested.

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge deems it appropriate that the individual performing a stipulated test or inspection have a specific certification or license as indicated below, such designation shall appear below the Agency Number on the Schedule.

PE/SE **Structural Engineer – a licensed SE or PE specializing in the design of building structures**

PE/GE Geotechnical Engineer – a licensed PE specializing in soil mechanics and foundations

EIT Engineer-In-Training – a graduate engineer who has passed the Fundamentals of Engineering examination

American Concrete Institute (ACI) Certification

ACI-CFTT Concrete Field Testing Technician – Grade 1

ACI-CCI Concrete Construction Inspector

ACI-LTT Laboratory Testing Technician – Grade 1&2

ACI-STT Strength Testing Technician

American Welding Society (AWS) Certification

AWS-CWI Certified Welding Inspector

AWS/AISC-SSI Certified Structural Steel Inspector

American Society of Non-Destructive Testing (ASNT) Certification

ASNT Non-Destructive Testing Technician – Level II or III.

International Code Council (ICC) Certification

ICC-SMSI Structural Masonry Special Inspector

ICC-SWSI Structural Steel and Welding Special Inspector

ICC-SFSI Spray-Applied Fireproofing Special Inspector

ICC-PCSI Prestressed Concrete Special Inspector

ICC-RCSI Reinforced Concrete Special Inspector

National Institute for Certification in Engineering Technologies (NICET)

NICET-CT Concrete Technician – Levels I, II, III & IV

NICET-ST Soils Technician - Levels I, II, III & IV

NICET-GET Geotechnical Engineering Technician - Levels I, II, III & IV

Exterior Design Institute (EDI) Certification

EDI-EIFS EIFS Third Party Inspector

Other

SCHEDULE OF SPECIAL INSPECTIONS

Project: NEPTUNE HANGER (Level 1 Special Inspection per IBC 2003 Section 1708)

Page: 1 of 4

2/6/2006

MATERIAL/ACTIVITY	ITEM	SERVICE	Y/N	APPLICABLE TO THIS PROJECT		Agency Required Qualifications	AGENT #	DATE COMPLETED	REV #
				EXTENT & FREQUENCY					
1704.8 PILE FOUNDATIONS									
Pile Driving	1.01	Observe Pile driving and maintain driving log per project specifications	N	Continuous field inspection					
Pile Splicing	1.02	Observe splicing during welding operation	N	Continuous for all splices					
Pile load test	1.03	Observe load test		Continuous during test					
1704.4 CONCRETE CONST.	1.04								
Reinforcing Bars	1.05	Review bar size, location & splice length as indicated on the approved shop drawing and design drawings	Y	Freq: Prior to each Conc. placement			1		
Column Anchor Bolts	1.06	Review size and location prior to Concrete Placement	Y	Freq: Prior to Conc. Placement			1		
Concrete mix design	1.07	SER shall review and approve mix to be used on the project	Y	Freq: Once prior to Conc Placement			1		
Concrete Placement	1.08	Sample fresh concrete at time of placement in accordance w/ the project drawings & specification for Strength tests, Slump, Air Content and concrete temperature.	N						
Concrete Placement Techniques	1.09	Inspect placement of fresh concrete (ACI 318: 5.9, 5.10)	Y	Freq: Perform after concrete footing and wall placement.			1		
Concrete Curing Techniques	1.1	Review compliance w/ project specifications (ACI 318: 5.11-5.13)	Y	Review after each placement			1		
Precast Struct. Members	1.11	Submittal of design calculations for review by the SER.	N						
Erection of Precast Members	1.12	Review the precast members for conformance w/ the approved shop drawings.	N						

SCHEDULE OF SPECIAL INSPECTIONS

Project: NEPTUNE HANGER (Level 1 Special Inspection per IBC 2003 Section 1708)

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT		EXTENT & FREQUENCY	Agency Required Qualifications	AGENT #	DATE COMPLETED	REV #
			Y/N						
1704.5 MASONRY CONST.									
Mortar	1.13	Review proportions of site prepared mortar (ACI 530)			Freq: Periodically				
Mortar Joints	1.14	Review construction of mortar Joints			Freq: Periodically				
Masonry Elements	1.14	Verify size and location of structural elements	N		Freq: Periodically				
Anchors & Anchorage	1.16	Verify anchors and anchorage per structural drawings	N		Freq: Periodically				
Masonry Reinforcement	1.17	Verify size and grade of reinf.	N		Freq: Periodically				
Protection of Masonry	1.18	Verify that adequate protection of the masonry is being maintained during cold weather construction	N		Freq: Periodically				
Grout space and reinf	1.19	Verify that the grout space is clean and reinforcement placement is accurate.	N		Freq: Periodically				
Grout Placement	1.20	Verify that conformance with the design documents	N		Freq: Continuous during task				
Grout Specimens	1.21	Verify specimens meet the project specifications	N		Freq: Continuous during task				
Masonry Shop Drawings	1.22	Verify compliance with the Masonry shop drawings	N		Freq: Periodically				
1708.4 STRUCT. STEEL									
Steel Fabrication	1.23	Submit Manuf. Cert. Mill Test Reports	N						
Weld Inspection	1.24	Submit welders certification	N						
Structural Steel	1.25	Inspection of field welded conn's	N						
Joint Detail Compliance w/ approved Const Doc's	1.26	Review joint details for Compliance w/ approved const. document.	Y		Perform a visual inspection on 50% of all joints.		1		

SCHEDULE OF SPECIAL INSPECTIONS

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT			Agency Required Qualifications	AGENT #	DATE COMPLETED	REV #
			Y/N	EXTENT & FREQUENCY					
1704.7 SOILS									
Site Preparation	1.27	Verify that the site has been prepared in compliance with the approved soils report.	N						
Fill Placement	1.28	Verify that the maximum fill lift is in compliance w/ the design documents, as well as, materials.	N						
Soil compaction	1.29	Verify that the in-place dry density is in compliance with the design drawings.	N						
LIGHT GAGE FRAMING									
Wall Studs	1.30	Review studs for material grade, zinc coating, plumbness and squareness in track as indicated on the approved shop drawings.	N						
Roof Joists	1.31	Review joists for material grade, zinc coating, spacing and special connections for conformance with approved shop drawings.	N						
Roof Trusses	1.32	Review truss for material grade, gage zinc coating, spacing and special connections for conformance with approved shop drawings.	N						
MECHANICAL SYSTEMS									
	1.33	Review of the HVAC roof top unit anchorage and submit manufacturers certificate stating compliance with resisting the seismic load on the unit	N						

Contractor's Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated in the Quality Assurance Plan must submit a Statement of Responsibility.

Project: Neptune Hanger

Contractor's Name: TBD

Address: TBD

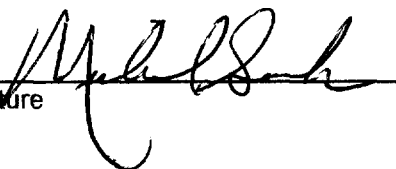
License No.:

Description of designated building systems and components included in the Statement of Responsibility:

Contractor's Acknowledgment of Special Requirements

I hereby acknowledge that I have received, read, and understand the Quality Assurance Plan and Special Inspection program.

I hereby acknowledge that control will be exercised to obtain conformance with the construction documents approved by the Building Official.

Signature  Date 2/10/06

Contractor's Provisions for Quality Control

Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of reports is attached to this Statement.

Identification and qualifications of the person(s) exercising such control and their position(s) in the organization are attached to this Statement.

Applicant: Michael Scott

Date: 1/30/06

Address: 1127 Westbrook St

C-B-L: 207-B-001

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Development on lot - #06-0061

Zone Location - AB

Interior or corner lot -

Proposed Use/Work - Construct private plane hangar on City Land
with support office area
planning has paper work from the City allowing the lease

Savage Disposal - City

Lot Street Frontage - 50' - 50'+ shown

Front Yard - 20' min - 25' scaled to closest see revised

Rear Yard - None - over 50' shown - doesn't about residential

Side Yard - None - 75' to closest other airport Bldg - doesn't about res.

Projections -

Width of Lot - 50' min - well over 1,000'

Height - 45' MAX - 30' scaled on submittal

Lot Area - 20,000^{sq} min - well over

Lot Coverage (Impervious Surface) - 70% MAX - This Area of The Airport is quite open - well over 70%

Area per Family - N/A

Off-street Parking - for office area only - $(16 \times 126)^2 - (2016)^2 = 4032^2 - 400 = 10$ pk
23 pkgs spaces shown
20 per revised shown

Loading Bays - N/A

Site Plan - # 2005-0178

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 12 - Zone X

Noise Reg. - ~~not applicable~~

From: Marge Schmuckal
To: William Needleman
Date: Wed, Sep 7, 2005 12:07 PM
Subject: Scarks hangar - 1111 Westbrook Street

Bill,

I have reviewed the height of the hangar proposed for this lot. it is measuring 30' from the highest point to grade which is well under the allowable maximum. It meets the A-B zoning

Marge

- (g) Ground transportation;
- (h) Car rental operations, including vehicle storage;
- (i) Hotel or motel;
- (j) Restaurant, coffee shop;
- (k) Bank;
- (l) Parking lots and garages; and
- (m) Accessory buildings and uses, including use of temporary structures within the boundaries of the Portland International Jetport for not longer than five (5) years, provided the owner demonstrates to the planning authority the intention and ability to discontinue or replace the temporary use with a permanent structure within five (5) years.

(Ord. No. 295-88, 5-23-88)

Sec. 14-198. Prohibited uses.

Uses not expressly enumerated in section 14-197 as permitted uses are prohibited.

(Ord. No. 295-88, 5-23-88)

Sec. 14-199. Dimensional requirements.

In addition to the provisions of division 25 (space and bulk regulations and exceptions) of this article, **uses** in the A-B zone shall meet the following:

- (a) **Minimum lot size:** Twenty thousand (20,000) square feet.
- (b) **Minimum street frontage:** Fifty (50) feet, except as described in section 14-201(b).
- (c) **Minimum yard dimensions:**

(Yard dimensions include setbacks of structures from property lines **and** setbacks of structures from one another. No structure shall occupy the minimum yard of

another structure.)

1. **Front yard:**

Principal **or** accessory structures: None, except **that** every property having frontage on Westbrook Street shall have a minimum front yard of **twenty (20)** feet.

2. **Rear yard:**

a. Principal **or** accessory structures: None, **except** where a rear yard abuts a residence zone or use, in which case it must be fifty (50) feet. No structure **may** extend beyond the building line established for any runway or taxiway. If provided, rear yards must **not** be less than five (**5**) feet in **width**.

3. **Side yard:**

Principal **or** **accessory** structures: None, except where a side yard **abuts** a **residential** zone or use, in which case it must be twenty-five (**25**) feet in width. If provided, side yards must not be less than, five (**5**) feet in width.

(d) Minimum lot **width**: Fifty (50) feet.

(e) **Maximum** structure **height**: Seventy-five (75) feet, except within one hundred (100) feet of the **private** property line **on** Westbrook Street or within one hundred (100) feet of the boundary of *the A-B* airport business zone in which the height limit **shall** be forty-five (**45**) feet. No structure or tree, however, **shall** be erected, altered, allowed to grow or maintained to a height in excess of that allowed by applicable Federal Aviation Administration (FAA) regulation.

(f) **Maximum** impervious **surface ratio**: Seventy (70) percent.
(Ord. No. 295-88, 5-23-88)

See. 14-200. Other requirements.

In addition to the above, the following requirements are applicable to all uses in the **A-B** zone:

- (a) **Landscaping and screening:** The site shall be **suitably** landscaped for parking, surrounding uses and accessory site elements, including storage and solid waste receptacles where required by article IV (subdivisions) and article V (site plan).
- (b) **Curbs and sidewalks:** Curbs and sidewalks as specified in article VI of chapter 25.
- (c) **Off-street parking and loading:** Off-street parking and **loading** are required as provided in division 20 and division 21 of this article.
- (d) **Signs:** Signs shall be subject to the provisions of **division 22 of** this article. Temporary freestanding advertising **signs are** not permitted.
- (e) Exterior **storage;** There shall be **no** exterior storage within the district, with the exception of receptacles for solid waste disposal. Such receptacles shall be shown on the approved site plan.
- (f) Storage of **vehicles:** Storage of vehicles is permitted as provided in section 14-335.
- (g) **Shoreland and flood plain management regulations:** If the lot is located in a shoreland zone or a flood plain zone, the requirements of division 26 and/or division **26.5** apply.

(Ord. No. 295-88, 5-23-88)

Sec. 14-201. Special provisions as to restricted access areas.

(a) Runways, taxiways and other areas of the jetport accessible to aircraft, whether access is restricted by **the** Federal Aviation Administration or not, shall be known as "restricted access areas" and must be subject to the special provisions of this section.

(b) Lots in restricted access areas shall not be **subject** to the provisions of section 14-199(b) and (f) as to frontage and

maximum impervious surface ratio; and shall not be subject to the provision of section 14-200(a) landscaping or the requirements of section 14-202.

(c) Use of lots in restricted access areas shall be limited to uses which do not require or encourage access or visits by the public and which provide technical administrative or other support to airport operations.

(Ord. No. 295-88, 5-23-88)

Sec. 14-202. External effects.

(a) Reserved.

(b) **Enclosed** structure: The use shall be operated within a completely enclosed structure, except for those customarily operated in the open air.

(c) **Noise:** The volume of sound, measured by a sound level meter with frequency weighting network (manufactured according to standards prescribed by the American Standards Association), generated shall not exceed sixty (60) decibels on the A **scale**, on impulse (less than one (1) second at lot boundaries), excepting air raid **sirens** and similar warning devices.

(d) **Vibration and heat:** Vibration inherently and recurrently generated and heat shall be imperceptible without instruments at lot boundaries.

(e) **Glare, radiation or fumes:** Glare, radiation or fumes **shall** not be emitted to an obnoxious or dangerous degree beyond lot boundaries.

(f) **Smoke:** Smoke shall not be emitted at a density in excess of forty (40) percent opacity level as classified in Method 9 (Visible Emissions) of the Opacity Evaluation System of the U.S. Environmental Protection Agency.

(g) **Materials or wastes:** No materials or wastes **shall** be deposited on any lot in such **form** or manner that they **may** be transferred beyond the lot boundaries by natural causes or forces. All materials which might **cause** fumes or dust, or constitute a fire hazard if stored out-of-doors, **shall** be only in closed containers. Areas attracting large numbers of birds, rodents or insects are

From: Marge Schmuckal
To: William Needleman
Date: 1/13/2006 3:41:30 PM
Subject: 1111 Westbrook St - Mike Skarks hangar

Bill,
Mike Skarks has applied for a building permit for his hangar. Can I get a copy of a stamped approved site plan?
Thanks,
Marge

maurice S. - Insp.



PORTLAND MAINE

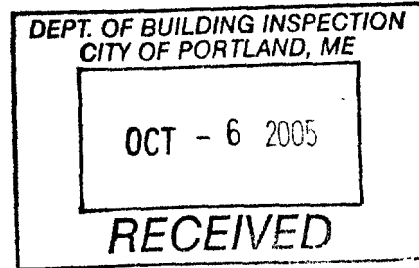
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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

October 3, 2005

Mr. Michael Scarcks
Neptune Properties
120 Exchange Street
Portland, Maine 04101



RE: 111 Westbrook Street, Neptune Aircraft Hangar
CBL:

207-B-1

Dear Mr. Scarcks,

On September 29, 2005, the Portland Planning Authority approved a minor site plan for a 8000 square foot aircraft hangar at 1111 Westbrook Street at the Portland Jetport as shown on the approved plan.

The approval includes a waiver for the requirement to install granite curb and sidewalk along the Westbrook Street right of way frontage in light of the Jetport's commitment to construct such improvements along the project site.

The approval is subject to the following conditions:

The proposed lighting plan shall be revised to reflect the following:

- The four building mounted lighting fixtures on the westerly (Westbrook Street) side of the building, labeled "CE8" on the lighting schedule, be revised to provide full "cut off" shielding; and,
- The seven remaining building mounted lights, labeled "CF" on the lighting schedule, be mounted at a zero degree angle of tilt so as to achieve full "cut off" shielding.

Revised lighting fixture and mounting details shall be submitted for Planning Authority review and approval prior to installation.

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.

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Bill Needelman, Senior Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Greg Cass, Fire Prevention
Assessor's Office
Jeff Bourk, Jetport
John Peverada, Parking Manager
Elizabeth Hoglund, Stroudwater Village Neighborhood Association
Approval Letter File

Code Study
NFPA 101, 2003

Woodard and Curran Portland, Maine Project No. 05178	Building Area: 23,750 sf No. of Stories: 3 stories Zone: I	Date: 2/13/06 Phase: DD Prepared By: JMB
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Section	Requirement	Comment
Section 6.1	Classification of Occupancy 6.1.11 Business (Chapter 38)	
	Table 6.1.14.4.1 Separation of Occupancies Separation between Assembly and Business Occupancies: 2-hour rating. 6.1.14.4.3 Reduce rating to 1-hour for fully sprinklered building.	<i>Verify</i>
8.3 Fire Barriers 8.3 Fire Barriers	Table 8.3.4.2 1. 2-hr barrier 1-1/2-hour rating 2. 1-hr barrier (stairs/elevators) 1-hour rating 3. 1-hr barrier (other) 3/4-hr rating 4. 1/2-hr barrier 20-minute rating	
	8.3.5.6.1 Pipes, conduits, wires, ducts, etc., that pass through fire barriers, the space between the penetrating item and the fire barrier or the penetrating item and a sleeve, shall be filled to maintain the fire resistive rating of the fire barrier.	
	8.3.5.7 Openings in fire barriers for air-handling ductwork shall be protected in accordance with 9.2.1.	
Section 8.5 Smoke Barriers	8.5.2.1 Smoke barriers shall be continuous from an outside wall to an outside wall, from a floor to a floor, from a smoke barrier to a smoke barrier.	
	8.5.2.2 Smoke barriers shall be continuous through all concealed spaces.	
	8.5.3 A fire barrier shall be permitted to be used as a smoke barrier if it meets 8.5.3 through 8.5.6.	
	8.5.3.1 Doors in smoke barriers shall close the opening with only a minimum clearance necessary for proper operation and shall be without undercuts, louvers, or grilles.	
	8.5.3.4 Doors in smoke barriers shall be self-closing or automatic closing.	
	8.5.4.2 Provide smoke damper where smoke barrier is penetrated by a duct or air-transfer opening. Provide combination fire/smoke damper where smoke barrier is also a fire barrier.	
	8.5.4.3 Exemption: (5) Where ducts penetrate floors that serve as smoke barriers.	

Section	Requirement	Comment
8.6 Vertical Openings	8.6.1 Every floor that separates stories in a building shall be constructed as a smoke barrier.	
	8.6.2 Openings through floors shall be enclosed with fire barrier walls, shall be continuous from floor-to-floor or floor-to-roof, and shall be protected as appropriate for the fire resistance rating of the barrier.	
	8.6.5 The minimum fire resistance rating for the enclosure of floor openings connecting less than four floors: 1-hour fire barrier.	
	8.3.4.2 Where a fire resistive rating for smoke barriers is required, doors shall be not less than 20-minute rated.	
	8.3.6.1 Pipes, conduits, wires, ducts, etc., that pass through smoke barriers, the space between the penetrating item and the smoke barrier or the penetrating item and a sleeve, shall be filled to prevent the passage of smoke.	
Chapter 38: New Business Occupancies		
Section 38.1 General Requirements	38.1.1.1 New buildings or portions thereof used as business occupancies.	
38.1.6 Minimum Construction Requirements	No requirements	
38.1.7 Occupant Load	Table 7.3.1.2 Occupant Load Factor	
Section 38.2 Means of Egress Requirements	38.2.1.1 General: Conform with Chapter 7 and this chapter.	
	38.2.3.2 The clear width of any corridor or passageway serving an occupant load of 50 or more shall be not less than 1120 mm (44 in.).	
	38.2.4.1 Exits shall comply with the following except as otherwise permitted by 38.2.4.2 through 38.2.4.6: (1) The number of means of egress shall be in accordance with Section 7.4. (2) Not less than two separate exits shall be provided on every story. (3) Not less than two separate exits shall be accessible from every part of every story.	
Section 38.2.5 Arrangement of Means of Egress	38.2.5.1 Means of egress shall be arranged in accordance with Section 7.5.	
	38.2.5.2.1 In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 9.7.1.1(1), dead-end corridors shall not exceed 15 m (50 ft).	

Section 38.2.6.2 Travel Distance to Exits	38.2.6.1 In buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 9.7.1.1(1), the travel distance shall not exceed 91 m (300 ft).	
	38.2.9.1 Emergency lighting shall be provided in accordance with Section 7.9 in any building where any one of the following conditions exists: (2) The occupancy is subject to 50 or more occupants above or below the level of exit discharge.	
Section 38.3.4 Detection, Alarm, and Communications system	38.3.4.1 General. A fire alarm system in accordance with Section 9.6 shall be provided in all business occupancies where any one of the following conditions exists: (1) The building is two or more stories in height above the level of exit discharge. (2) The occupancy is subject to 50 or more occupants above or below the level of exit discharge. (3) The occupancy is subject to 300 or more total occupants.	
Section 38.3.6 Corridors	38.3.6.1* Where access to exits is provided by corridors, such corridors shall be separated from use areas by walls having a fire resistance rating of not less than 1 hour in accordance with Section 8.3, unless one of the following conditions exists: (1)*Where exits are available from an open floor area (2)*Within a space occupied by a single tenant (3) Within buildings protected throughout by an approved, supervised automatic sprinkler system in accordance with 9.7.1.1(1)	

Woodard and Curran Office Addition**Date: 11-16-05****Project: #05178 – Office Addition;****DRAFT****Code Review IBC 2003**

Occupancy Classification	Group B, Office	Chapter 3
Adjacent Occupant Classification	Group B, Office	
Separation Required Section 302.2.3.2	B from A2 , Requires a 2 hour separation Exception 1 applies, 1 hour separation acceptable.	Table 302.3.2
Building Type	II-B	Table 601
Allowable Height/Area	II-B 4 story <i>16000 sq. ft.</i> (8820 increase)	Table 503
Project area	23,000 sq. ft.	
Occupancy Load	sq/100 226 sq/300 1	Business 22,680 sq.ft. Mechanical 320 sq.ft. Chapter 10
	Total 227	Total 23,000 sq. ft.
Egress Width	Required 32.6"	Provided 142"
Number of exits	Required 2	Provided -
Distance between exits	Required 68'	Provided --
Fire Protection Systems	An Automatic Fire Sprinkler System is required by this code Area > than 5000 sq. ft.	
Manual Fire Alarm System	Item 1. 903.2.1.2 907.2.1	

Code Study

Woodard and Curran
Portland, Maine

Building Area: 23,750 sf
No. of Stones: 3 stones

Date: 2/13/06
Phase: DD

Section	Requirement	Comment
Chapter 3: Use and Occupancy Classification		
Section 302.1.1	Table 302.1.1 Separation of Incidental Use Areas Boiler Rooms 1-hour or sprinkler system Storage Rooms (>100 sf) 1-hour	Where sprinklers are permitted in lieu of fire rating, separation to be smoke barrier.
Section 303.1	Nonaccessory assembly use. A building or tenant space used for assembly use by less than 50 persons shall be considered a Group B occupancy.	
Section 304	Business Group B: Professional services ,engineers office.	

Section	Requirement	Comment
Section 503	General Height and Area Limitations: Shall not exceed the limits in Table 503 for Type II-B Construction. Group <u>Base Height</u> <u>Base Area</u> B 4-stories, 50 ft 23,750 sf	<i>Note:</i>
Section 602	Construction Classification: Type II-B	
	Table 601 (for Type II-B) 1. Structural Frame Rating: 0 hrs 2. Bearing Walls Exterior Rating: 0 hrs Interior Rating: 0 hrs 3. Nonbearing Walls/Partitions Exterior Rating: * Interior Rating: 0 hrs 4. Moor Construction Rating: 0 hrs 5. Roof Construction Rating: 0 hrs	Table 602 Fire resistance ratings of exterior walls, based on fire separation distance. * Based on Fire Separation: <10 ft Rating: 1 hrs >10 ft Rating: 0 hrs
Chapter 7: Fire-Resistance-Rated Construction		
Table 704.8 Maximum Area of Exterior Wall Openings	Unprotected Greater than 15' - 20' 25% 0 - 3' not permitted Greater than 20' - 25' 45% 3' - 5' not permitted Greater than 25' - 30' 75% Greater than 5' - 10' 10% Greater than 30' No Limit Greater than 10' - 15' 15%	
Section 705.2	Fire walls to be structurally stable for the duration of the required fire-resistance rating.	
Section 705.4	Fire resistance rating of fire walls: 2-hour separating buildings of type II or V construction.	
Section 707.4	Fire-resistance rating - elevators - not less than 2 hours where connecting four stories and not less than 1 hour where connecting less than four stories.	1 hour elevator shaft shall be provided.

Section	Requirement	Comment												
Chapter 8: Interior Finishes														
Section 803.4	Interior wall and ceiling finish requirements for a sprinklered building: <table border="0"> <tr> <td><u>Group</u></td> <td><u>Vertical Exits</u></td> <td><u>Exit Corridors</u></td> <td><u>Rooms</u></td> </tr> <tr> <td>A-3</td> <td>Class B</td> <td>Class B</td> <td>Class C</td> </tr> <tr> <td>B</td> <td>Class B</td> <td>Class C</td> <td>Class C</td> </tr> </table>	<u>Group</u>	<u>Vertical Exits</u>	<u>Exit Corridors</u>	<u>Rooms</u>	A-3	Class B	Class B	Class C	B	Class B	Class C	Class C	
<u>Group</u>	<u>Vertical Exits</u>	<u>Exit Corridors</u>	<u>Rooms</u>											
A-3	Class B	Class B	Class C											
B	Class B	Class C	Class C											
Section 804.5.1	Interior floor finish for vertical exits and exit corridors: Not less than Class II													
Chapter 9: Fire Protection Systems														
Section 903.2	Automatic sprinkler system required throughout.													
Section 906.1	Portable fire extinguishers required per IFC.													
Section 907.2	Fire alarm system required throughout.													
Chapter 10 Means of Egress														
Section 1003.2	Ceiling Height - the means of egress shall have a ceiling height of not less than 7 feet.													
Section 1003.3.1	Headroom- Protruding objects are permitted to extend below the minimum ceiling height required by Section 1003.2 provided a minimum headroom of 80 inches (2032 mm) shall be provided for any walking surface, including walks, corridors, aisles and passageways. Not more than 50 percent of the ceiling area of a means of egress shall be reduced in height by protruding objects. Exception: Door closers and stops shall not reduce headroom to less than 78 inches (1981 mm). A barrier shall be provided where the vertical clearance is less than 80 inches (2032 mm) high. The leading edge of such a barrier shall be located 27 inches (686 mm) maximum above the floor.													
Section 1004.1.2	Table 1004.1.2: Maximum floor area allowances per person Assembly w/ fixed seats # of fixed seats Assembly w/o fixed seats Concentrated - Gymnasium 7 sf/person Unconcentrated - Cafeteria 15 sf/person Offices 100 sf/person Classrooms 20 sf/person Library Reading Room 50 sf/person Library Stack Area 100 sf/person Storage/Mechanical 300 sf/person													
Section 1004.3	Posting of occupant load Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.													
Section 1005.1	Table 1005.1: Egress width per occupant served (with sprinkler system) Stairways 0.2"/occupant Other Egress Components 0.15"/occupant	NFPA 101 Stairways 0.3"/person Other 0.2"/person												

Section	Requirement	Comment
Section 1005.2	Door encroachment. Doors opening into the path of egress travel shall not reduce the required width to less than one-half during the course of the swing. When fully open, the door shall not project more than 7 inches (178 mm) into the required width.	
Section 1007.1	1007.1 Accessible means of egress required. Accessible means of egress shall comply with this section. Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress is required by Section 1014.1 or 1018.1 from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress.	
Section 1007.3	Enclosed exit stairways. An enclosed exit stairway, to be considered part of an accessible means of egress, shall have a clear width of 48 inches (1219 mm) minimum between handrails and shall either incorporate an area of refuge within an enlarged floor-level landing or shall be accessed from either an area of refuge complying with Section 1007.6 or a horizontal exit.	Exception 3: The clear width of 48 inches (1219 mm) between handrails and the area of refuge is not required at exit stairways in buildings or facilities equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
Section 1008.1.1	Minimum width of door: 32"	36" provided
Section 1008.1.1.1	Projections into clear width. There shall not be projections into the required clear width lower than 34 inches (864 mm) above the floor or ground. Projections into the clear opening width between 34 inches (864 mm) and 80 inches (2032 mm) above the floor or ground shall not exceed 4 inches (102 mm).	
Section 1008.1.2	Doors to swing in direction of travel when occupant load exceeds 50 persons.	
Section 1008.1.4	Floor elevation. There shall be a floor or landing on each side of a door. Such floor or landing shall be at the same elevation on each side of the door. Landings shall be level except for exterior landings, which are permitted to have a slope not to exceed 0.25 unit vertical in 12 units horizontal (2-percent slope).	
Section 1009.1	Minimum width of stairs: 44"	48" provided
Section 1009.2	1009.2 Headroom. Stairways shall have a minimum headroom clearance of 80 inches (2032 mm) measured vertically from a line connecting the edge of the nosings. Such headroom shall be continuous above the stairway to the point where the line intersects the landing below, one tread depth beyond the bottom riser. The minimum clearance shall be maintained the full width of the stairway and landing.	

Section	Requirement	Comment
Section 1009.3	1009.3 Stair treads and risers. Stair riser heights shall be 7 inches (178 mm) maximum and 4 inches (102 mm) minimum. Stair tread depths shall be 11 inches (279 mm) minimum. The riser height shall be measured vertically between the leading edges of adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 0.375 inch (9.5 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 0.375 inch (9.5 mm). Winder treads shall have a minimum tread depth of 11 inches (279 mm) measured at a right angle to the tread's leading edge at a point 12 inches (305 mm) from the side where the treads are narrower and a minimum tread depth of 10 inches (254 mm). The greatest winder tread depth at the 12-inch (305 mm) walk line within any flight of stairs shall not exceed the smallest by more than 0.375 inch (9.5 mm).	
Section 1009.6	Maximum vertical rise between landings: 12'	
Section 1009.11	Handrails required on both sides of stairs	
Section 1009.11.1	Handrail height above nosing: Min 34"/Max 38"	
Section 1009.11.5	Handrail extensions. Handrails shall return to a wall, guard or the walking surface <i>or</i> shall be <i>continuous</i> to the handrail of an adjacent stair flight. Where handrails are not continuous between flights, the handrails shall extend horizontally at least 12 inches (305mm) beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser.	
Section 1009.11.6	Clearance. Clear space between a handrail and a wall or other surface shall be a <i>minimum</i> of 1 5 inches (38 mm). A handrail and a wall or other surface adjacent to the handrail shall be free of any sharp or abrasive elements	
Section 1010.4	Maximum rise of ramp: 30"	
Section 1010.5.1	Minimum width of ramp: 44"	
Section 1010.8	Handrails required on both sides of ramp.	
Section 1013.2	Egress through intervening spaces. Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas are accessory to the area served; are not a high-hazard occupancy and provide a discernible path of egress travel to an exit. Egress shall not pass through lobbies, storage rooms, closets or spaces used for similar purposes. An exit access shall not pass through a room that can be locked to prevent egress. Means of egress from dwelling units or sleeping areas shall not lead through other sleeping areas, toilet rooms or bathrooms.	
Section 1013.3	Maximum common path of travel: 75'	
Section 1014.1	Two exits required from any space where the occupant load exceeds 50 persons. Table 1014.1.	

Section	Requirement	Comment								
Section 1014.2.1	1014.2.1 Two exits or exit access doorways. Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between exit doors or exit access doorways. Interlocking or scissor stairs shall be counted as one exit stairway.	Exception 2: Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance of the exit doors or exit access doorways shall not be less than one-third of the length of the maximum overall diagonal dimension of the area served.								
Section 1015.1	Maximum travel distance with sprinkler system: 250'	200' per NFPA 101								
Section 1016.1	Corridor fire-resistance rating with sprinkler system: 0 hours									
Section 1016.2	Minimum corridor width (Offices): 4'									
Section 1016.3	Maximum dead end corridor 20 feet <i>Exception 2: Dead end corridor in Group B occupancies: 50 feet</i>									
Section 1018.1	Minimum number of exits required: <table border="0" style="margin-left: 40px;"> <thead> <tr> <th style="text-align: left;"><u>Occupant Load</u></th> <th style="text-align: left;"><u>Number of Exits</u></th> </tr> </thead> <tbody> <tr> <td>1-500</td> <td style="text-align: center;">2</td> </tr> <tr> <td>501-1,000</td> <td style="text-align: center;">3</td> </tr> <tr> <td>>1,000</td> <td style="text-align: center;">4</td> </tr> </tbody> </table>	<u>Occupant Load</u>	<u>Number of Exits</u>	1-500	2	501-1,000	3	>1,000	4	Gymnasium to have minimum of 3 exits. All other spaces with more than 50 occupants to have minimum of 2 exits.
<u>Occupant Load</u>	<u>Number of Exits</u>									
1-500	2									
501-1,000	3									
>1,000	4									
Section 1019.1	Enclosures required. Interior exit stairways and interior exit ramps shall be enclosed with fire barriers. Exit enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories . The number of stories connected by the shaft enclosure shall include any basements but not any mezzanines. An exit enclosure shall not be used for any purpose other than means of egress. Enclosures shall be constructed as fire barriers in accordance with Section 706.									
Section 1019.12	Penetrations. Penetrations into and openings through an exit enclosure are prohibited except for required exit doors, equipment and ductwork necessary for independent pressurization, sprinkler piping, standpipes, electrical raceway for fire department communication and electrical raceway serving the exit enclosure and terminating at a steel box not exceeding 16 square inches (0.010m ²). Such penetrations shall be protected in accordance with Section 712. There shall be no penetrations or communication openings, whether protected or not, between adjacent exit enclosures.									

Section	Requirement	Comment
Section 1019.1.4	1019.1.4 Vertical enclosure exterior walls. Exterior walls of a vertical exit enclosure shall comply with the requirements of Section 704 for exterior walls. Where nonrated walls or unprotected openings enclose the exterior of the stairway and the walls or openings are exposed by other parts of the building at an angle of less than 180 degrees (3.14 rad), the building exterior walls within 10 feet (3048 mm) horizontally of a nonrated wall or unprotected opening shall be constructed as required for a minimum 1-hour fire resistance rating with 3/4 hour opening protectives. This construction shall extend vertically from the ground to a point 10 feet (3048 mm) above the topmost landing of the stairway or to the roof line, whichever is lower.	
Section 1019.1.4	1019.1.5 Enclosures under stairways. The walls and soffits within enclosed usable spaces under enclosed and unenclosed stairways shall be protected by 1-hour fire-resistance-rated construction, or the fire-resistance rating of the stairway enclosure, whichever is greater. Access to the enclosed usable space shall not be directly from within the stair enclosure. There shall be no enclosed usable space under exterior exit stairways unless the space is completely enclosed in 1-hour fire-resistance-rated construction. The open space under exterior stairways shall not be used for any purpose.	
Section 1024.8	Common path of travel. The common path of travel shall not exceed 30 feet (9144 mm) from any seat to a point where a person has a choice of two paths of egress travel to two exits.	<i>Notes</i>
Section 1024.9.1	N/A	
Section 1024.10	N/A	
Section 1024.11.2	N/A	
Chapter 11: Accessibility		
Section 1108.2.2.1	Capacity of seating in assembly areas : 51 to 100 Minimum required number of wheelchair spaces: - 4 wheelchair spaces required.	
Chapter 12: Interior Environment		
Section 1208.1	Minimum room widths. Habitable spaces, other than a kitchen, shall not be less than 7 feet (2134 mm) in any plan dimension. Kitchens shall have a clear passageway of not less than 3 feet (914 mm) between counter fronts and appliances or counter fronts and walls.	
Section 1208.2	1208.2 Minimum ceiling heights. Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches (2286 mm). Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall be permitted to have a ceiling height of not less than 7 feet (2134 mm).	

Section	Requirement	Comment				
Section 1209.2						
Section 1505.1	Table 1505.1: Minimum Roof Covering Classification <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; width: 50%;"><u>Type of Construction</u></td> <td style="text-align: center; width: 50%;"><u>Classification</u></td> </tr> <tr> <td style="text-align: center;">Type II-B</td> <td style="text-align: center;">Class C</td> </tr> </table>	<u>Type of Construction</u>	<u>Classification</u>	Type II-B	Class C	
<u>Type of Construction</u>	<u>Classification</u>					
Type II-B	Class C					
Section 1507.13.1	Minimum roof slope for Thermoplastic roof: 1/4" per foot					