

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that NEPTUNE PROPERTIES, INC

Located At 1111 WESTBROOK ST

Job ID: 2012-02-3208-ALTCOMM

CBL: 207- B-001-003

has permission to Expand Mezzanine from previous Hanger permit #06-0061 for more office/private aviation administration provided that the person or persons, firm or corporation 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 the buildings and structures, and of the application on file in the department.

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

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

Fire Prevention Officer

 4/9/12

Code Enforcement Officer / Plan/Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-02-3208-ALTCOMM	Date Applied: 2/3/2012	CBL: 207- B-001-003	
Location of Construction: 1111 WESTBROOK ST	Owner Name: NEPTUNE PROPERTIES, INC	Owner Address: 120 EXCHANGE ST PORTLAND, ME 04101	Phone: 207-775-2100
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: A-B
Past Use: Hanger	Proposed Use: Same - Hanger - add mezzanine	Cost of Work: 10000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>B. J. [Signature]</i> (58)	Inspection: Use Group: 5-2 Type: 5B ISC-2009 Signature: <i>[Signature]</i> 4/9/12
Proposed Project Description: Add Mezzanine in hanger		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

Special Zone or Reviews

☐ Shoreland
☐ Wetlands
☐ Flood Zone
☐ Subdivision
☐ Site Plan

☐ Maj ☐ Min ☒ MM

Date: *OK w/ condition*
2/3/12 ABN

CERTIFICATION**Zoning Appeal**

☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Date:

Historic Preservation

☒ Not in Dist or Landmark
☐ Does not Require Review
☐ Requires Review
☐ Approved
☐ Approved w/Conditions
☐ Denied

Date: *ABN*

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

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

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

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection at completion of work including engineers letter of compliance

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

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-02-3208-ALTCOMM

Located At: 1111 WESTBROOK
ST

CBL: 207- B-001-003

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Fire

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
4. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
5. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
6. Fire extinguishers are required per NFPA 1.
7. Any cutting and welding done will require a Hot Work Permit from Fire Department.

Building

1. Application approval based upon information provided by applicant, including revisions dated received 4/6/12. Any deviation from approved plans requires separate review and approval prior to work.
2. The use of the hangar is for storage/office, no repair maintenance is approved. Per IBC 2009, Sec. 505, the mezzanine is allowed to be enclosed and meets the requirement for one means of egress.
3. Inspections of the installation of the steel beam, anchors, fasteners and welding shall be conducted by a licensed engineer and a letter with his/her certification shall be submitted to this office stating compliance with the approved plans before the final inspection or Certificate of Occupancy.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.



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>111 WESTBROOK ST.</u>			
Total Square Footage of Proposed Structure/Area <u>5608</u>		Square Footage of Lot <u>26,500 SF</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>207</u> <u>B001</u> <u>003</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>NEPTUNE PROPERTIES, LLC</u> Address <u>120 EXCHANGE ST.</u> City, State & Zip <u>PORTLAND, ME 04101</u>		Telephone: <u>7752100</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>SAME</u> Address _____ City, State & Zip _____	Cost Of Work: \$ <u>10,000</u> C of O Fee: \$ _____ Total Fee: \$ _____	
Current legal use (i.e. single family) <u>HANGAR</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>INTERIOR MEZZANINE/OFFICE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>ADD MEZZANINE THAT WAS SHOWN ON ORIGINAL CONSTRUCTION PLANS FOR HANGAR IN 2006 (ATTACHED)</u>			
Contractor's name: <u>OWNER</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>MICHAEL SCARLS</u> Telephone: <u>7752100</u> Mailing address: _____			

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

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

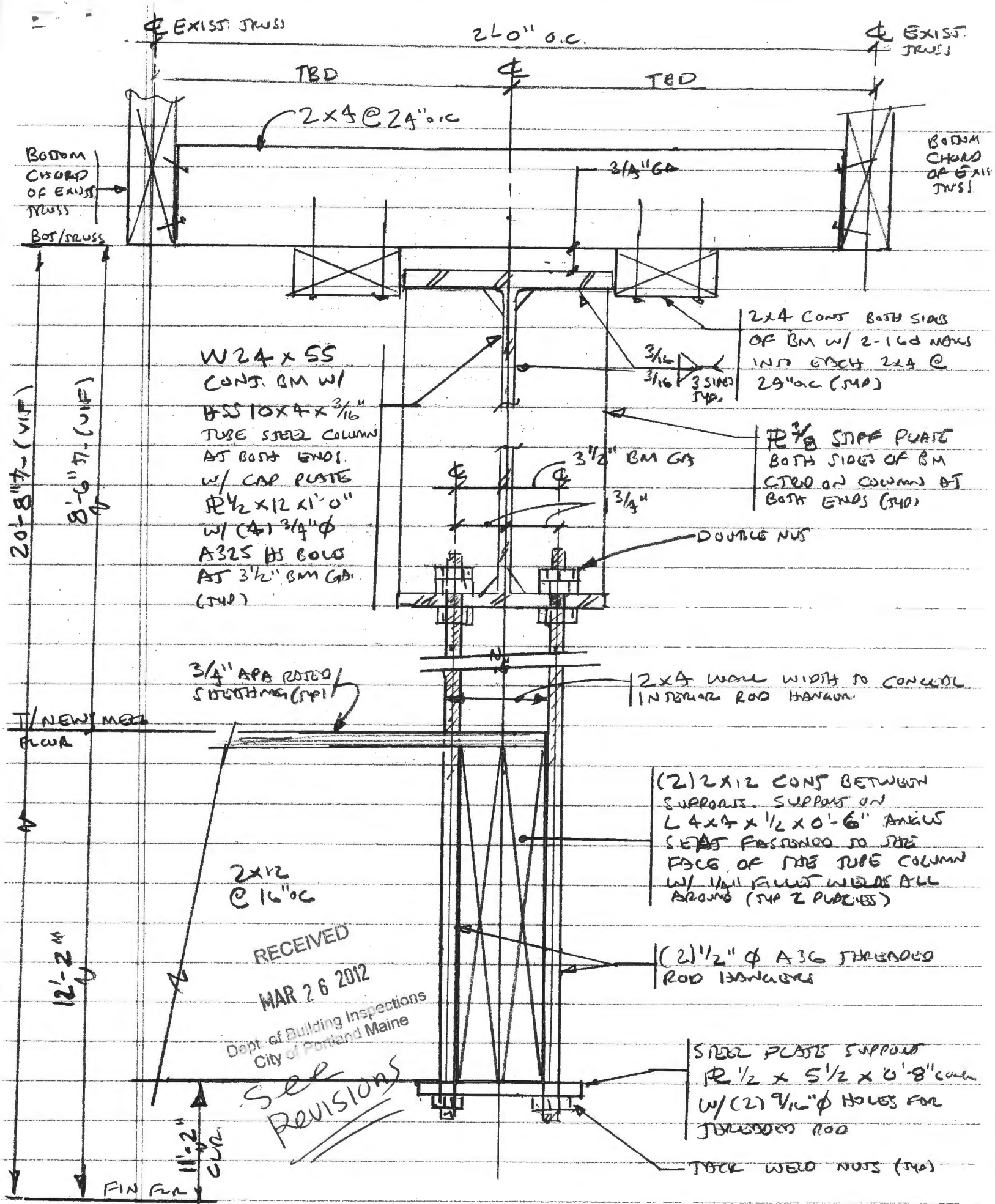
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition,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

Signature: Michael Scarls

Date: 2/3/12

RECEIVED
FEB 03 2012

This is not a permit; you may not commence ANY work until the permit is issued.



Joseph Leasure

To: Mike Skarks (mskarks@hotmail.com)
Subject: Airplane Hanger Mezzanine Support
Attachments: Airplane Hanger.jpg

Mike,
I reviewed and analyzed the two possible solutions that we discussed as well as another possible solution that I thought was the best solution. Obviously review all respond with your selection. The possible solutions are as follows:

1. Install a W24x55 steel beam (laterally braced) just beneath the ceiling as shown in the rough sketch attached.
2. Install a W16x77 steel beam (laterally un-braced except at the ends above the columns) just above the mezzanine floor level. The beam is 10 1/4" wide and weighs almost 50% more than the beam in option #1 above. In addition, the floor system will have to be hung from the beam in a similar manner (or some other way) from the bottom of the beam.
3. Install a box beam (to be designed thoroughly if selected) roughly consisting of a continuous 35'-6" long 3 1/2" x 14" LVL member at the top of the wall (just below the ceiling) and a continuous 35'-6" long 3 1/2" x 14" LVL at the bottom of the wall (partially within the floor system plus approximately 2" above). The 2x4 @16" on center stud wall shall be installed between the two LVL members and the wall shall be sheathed both sides with 5/8" plywood continuously glued with construction adhesive and nailed (pattern to be determined). In addition, multiple members shall be installed around the windows with a special nailing pattern around the window. The wall/box beam requires bracing at the top similar to the steel beam bracing indicated on the attached sketch.

As I stated, I believe option #1 is the most cost effective solution.
Please review and advise.

Best,
Joe

Joseph H. Leasure, P. E. , Principal
L & L Structural Engineering Services, Inc.
6 Q Street
South Portland, Maine
(207) 767-4830
Cell: (207) 329-0445
Fax: (207) 799-5432
jleasure@ll-eng.com



NEPTUNE PROPERTIES, INC.

120 EXCHANGE STREET

PORTLAND, MAINE 04101

4/4/12

TO: JEANNIE

FROM: MIKE SCARKE

RE: HANGAR IMPROVEMENT / 1111 WESTBROOK ST.

JEANNIE:

PLEASE FIND ATTACHED THE EXPANDED STRUCTURAL
DETAILS WE DISCUSSED LAST WEEK ON THE PHONE.

THE USE WILL BE OFFICE AND/OR AVIATION ADMINISTRATION
AND SUPPORT OF AIRLINE, AIRPLANE CHARTER, MAINTENANCE OR
OTHER ALLOWED USES OF THE AB ZONE. (washing, cleaning)
Per Mike S
JMS
4/9/12

PLEASE CALL IF YOU NEED ANYTHING ELSE. I WOULD
APPRECIATE YOUR PROMPT PROCESSING OF THIS PERMIT AS I
APPLIED FOR IT IN EARLY FEBRUARY!

THANKS,
MIKE

RECEIVED
APR 06 2012
Dept. of Building Inspections
City of Portland, Maine



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1111 Westbrook St

CBL 207 B001003

Issued to Neptune Properties/Neptune Properties

Date of Issue 02/13/2007

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 06-0061, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Aircraft Hangar

IBC 2003

Use group S-2 Type 5B

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

02/13/07

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

4/9/12 874.8716

TO: JEANNIE
FROM: MIKE SEARLS
RE: 1111 WESTBROOK ST. OCC. PERMIT



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

2/3 | 2012

Received from Neptune P.P.

Location of Work 1111 Westbrook St.

Cost of Construction \$ 19000 Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) _____ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 207 B001 003

Check #: 4426 Total Collected \$ 120 -

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: RS

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy