

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 060885

PERMIT ISSUED

JUL 25 2006

Please Read Application And Notes, If Any, Attached

This is to certify that PORTLAND STAGE COMPANY
has permission to Replace existing stage flr & handrails to aisle

AT 25 FOREST AVE

037 A022001

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 buildings and structures, and of the application on file in this department.

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

Notification of inspection must be given and when permission procured before this building or part thereof is entered or service closed-in. 4 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Cliff Kung 7/21/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE
Department of Building Inspections

630 2006

Received from 2016 / 1 / 11 - 11/11/11

Location of Work 2016 / 1 / 11 - 11/11/11

Cost of Construction \$ _____

Permit Fee \$ 1630

Building (I1) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other _____

CBL: 370722

Check #: 4624

Total Collected \$ 1630

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Building Inspector

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Location of Construction: 25 FOREST AVE		Owner Name: PORTLAND STAGE COMPANY		Owner Address: PO BOX 1458	
Business Name:		Contractor Name:		Contractor Address:	
Lessee/Buyer's Name		Phone:		Permit Type: Alterations - Commercial	
Past Use: Commercial- Portland Stage Company		Proposed Use: Portland Stage Company- Replace existing stage flr & Add handrails to aisles		Permit Fee: \$156.00	
				Cost of Work: \$15,000.00	
				CEO District: 1	
		FIRE DEPT: 13.4.5 Verify Sprinkler		INSPECTION: Use Group: A1 Type: 3B 7/21/06	
		Signature: <i>Cross</i>		Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)					
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied					
Signature:				Date:	

Permit Taken By: Idobson	Date Applied For: 06/20/2006	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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmar <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:	

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 Application

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

Permit No: 06-0885	Issue Date: JUL 25 2006	ICBL: 037 A022001
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Location of Construction: 25 FOREST AVE	Owner Name: PORTLAND STAGE COMPANY	Owner Address: PO BOX 1458	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone:

Past Use: Commercial- Portland Stage Company	Proposed Use: Portland Stage Company- Replace existing stage flr & Add handrails to aisles	Permit Fee: \$156.00	Cost of Work: \$15,000.00	CEO District: 1
Proposed Project Description: Replace existing stage flr & add handrails to aisles		FIRE DEPT: 13.4.5 Verify Sprinkler <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A1 Type: BB 7/21/06 Signature: [Signature]	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 06/20/2006	Zoning Approval	
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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: 06-0885	Date Applied For: 06/20/2006	CBL: 037 A022001
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Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Portland Stage Company- Replace existing stage flr & Add handrails to aisles	Proposed Project Description: Replace existing stage flr & add handrails to aisles
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Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 07/21/2006

Note: **Ok to Issue:**

- 1) The Floor system must be framed as specified my the letter from Eric Dube dated 7/18/2006
- 2) 717.3.3 Other groups.
In other groups, draftstopping shall be installed so that horizontal floor areas do not exceed 1,000 square feet (93 m2).

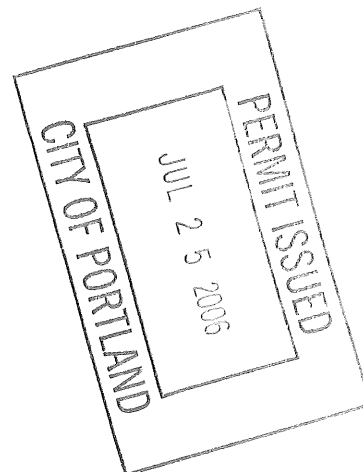
Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 06/19/2006

Note: **Ok to Issue:**

- 1) Sprinkler system to comply with NFPA 13

Comments:

6/21/2006-mjn: need additional details on stage framing, Spoke with Cammy at PSC





June 20, 2006

Inspections Division
Planning and Development Department
Portland City Hall
389 Congress St.
Portland, ME 04101

To Whom It May Concern:

Portland Stage Company plans two relatively minor upgrades to its theater facility this summer before the beginning of our fall season in September. Due to our season schedule this work is planned for July and August.

The first is to replace the stage floor and upgrade the supporting structure to allow greater flexibility of use during the design and construction of theater sets. This is in the area of the theater used by actors, designers, and technical people. Basic plans are attached.

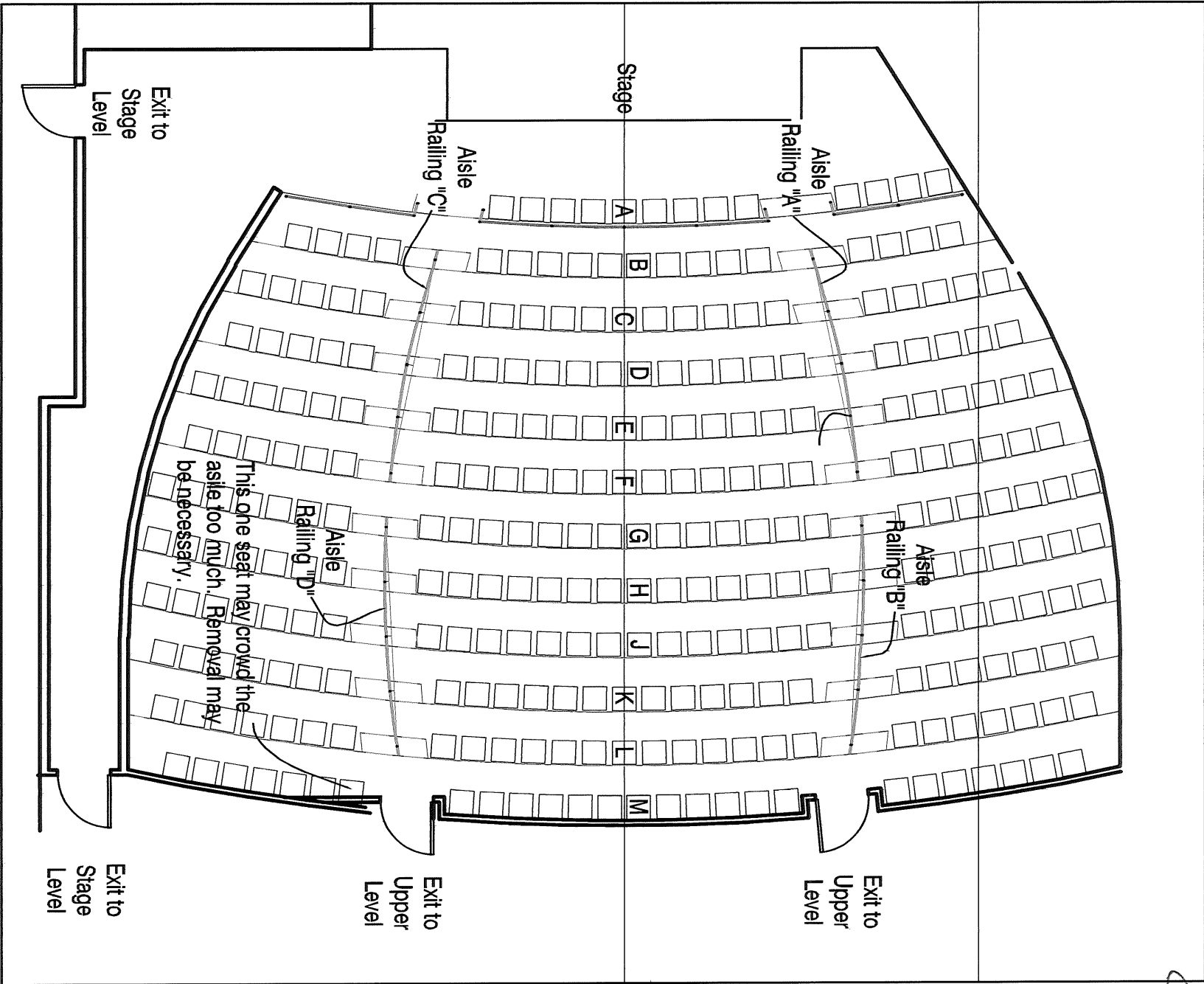
The second upgrade is to add center handrails to the two aisles in the public seating area of the theater. These handrails would be in two sections in each aisle to service the 12 rows of seats that are above the floor level. The handrails will be commercially manufactured. They will be installed by our in-house technical/maintenance staff.

We are enclosing our building permit application and the required plans for both projects. Please feel free to contact me if you have questions or require more information. I may be reached at 774-1043, Ext. 102. Thank you very much.

Sincerely,

A handwritten signature in cursive script that reads "Camilla J. Barrantes".

Camilla J. Barrantes
Managing Director



ISSUES: Patrons (especially older ones) are tripping on the steps.

a. Portland Stage will provide a color contrasting tread edge strip to aid visual locating of the edges.

b. In addition, a railing will be provided as shown.

A secondary issue is that the existing step lights glare in the performers eyes.

c. Dimmable LED lighting will be inset in the intermediate rail. This location shields direct light to performers eyes, additional lighting will meet requirement for .2 footcandles for aisle lighting, and the lighting can be increased between performances to aid visual locating steps and help avoid trips and falls.

PROGRESS SET NOT FOR CONSTRUCTION

A1
sheet number

issued:

project no.

Portland Stage Company
Portland Maine

New Center Aisle Railings
Key Plan

revision #/ date	Revision Reason
date 4-11-06	drawn by: NTS

TLA THERIAULT/LANDMANN ASSOCIATES

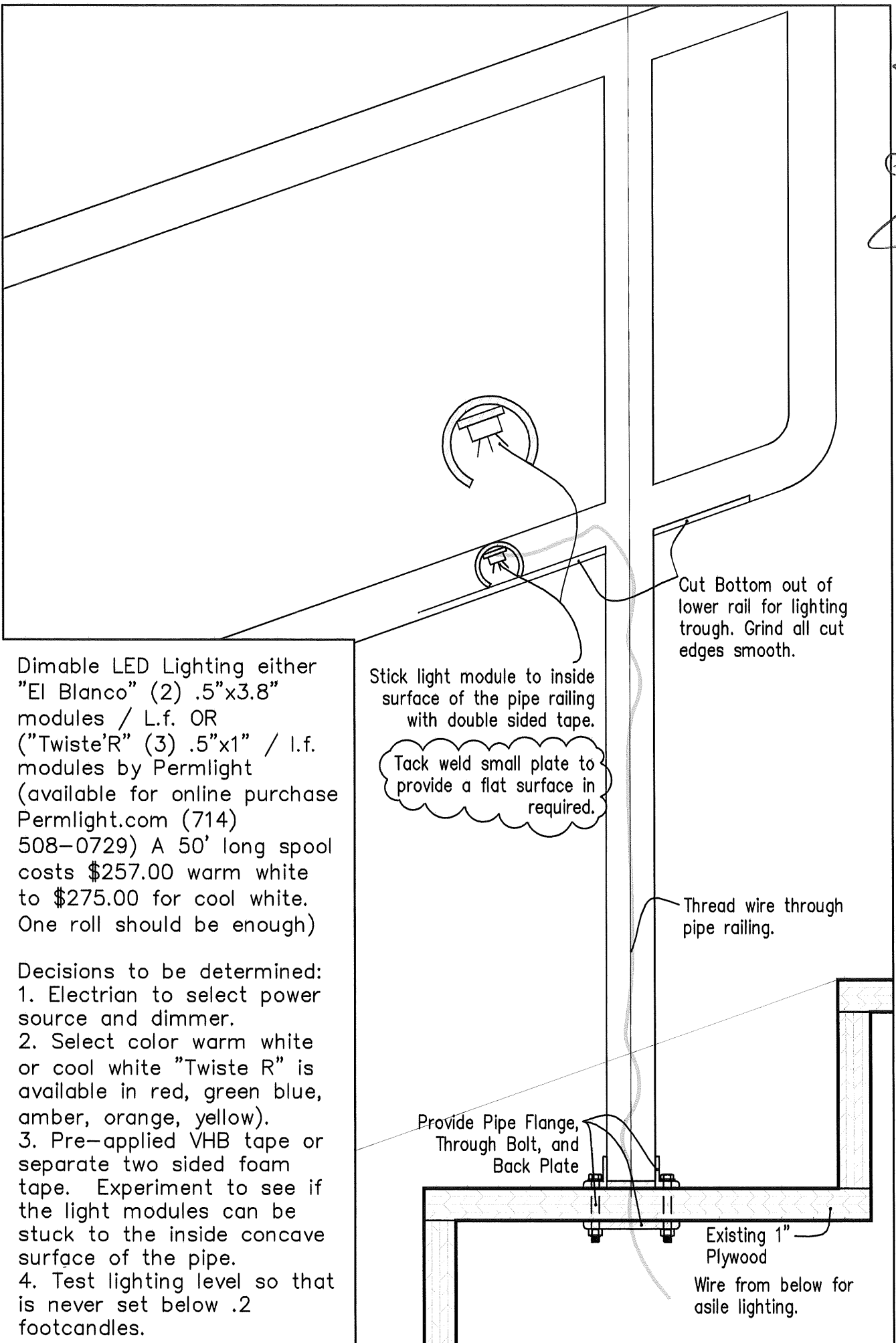
Tel: (207) 842-6280
Fax: (207) 845-6871

116 Congress St. Portland, ME 04101 1 (600) 232-2253

Photo Bluel

Paul Bastard

TLA THERIAULT/LANDMANN ASSOCIATES
 118 Congress St. Portland, ME 04101-1 (606) 233-2233
 Tel: (207) 842-8300
 Fax: (207) 233-2271



Dimable LED Lighting either "El Blanco" (2) .5"x3.8" modules / L.f. OR ("Twiste'R" (3) .5"x1" / l.f. modules by Permlight (available for online purchase Permlight.com (714) 508-0729) A 50' long spool costs \$257.00 warm white to \$275.00 for cool white. One roll should be enough)

- Decisions to be determined:
1. Electrician to select power source and dimmer.
 2. Select color warm white or cool white "Twiste R" is available in red, green blue, amber, orange, yellow).
 3. Pre-applied VHB tape or separate two sided foam tape. Experiment to see if the light modules can be stuck to the inside concave surface of the pipe.
 4. Test lighting level so that is never set below .2 footcandles.

Stick light module to inside surface of the pipe railing with double sided tape.

Tack weld small plate to provide a flat surface in required.

Cut Bottom out of lower rail for lighting trough. Grind all cut edges smooth.

Thread wire through pipe railing.

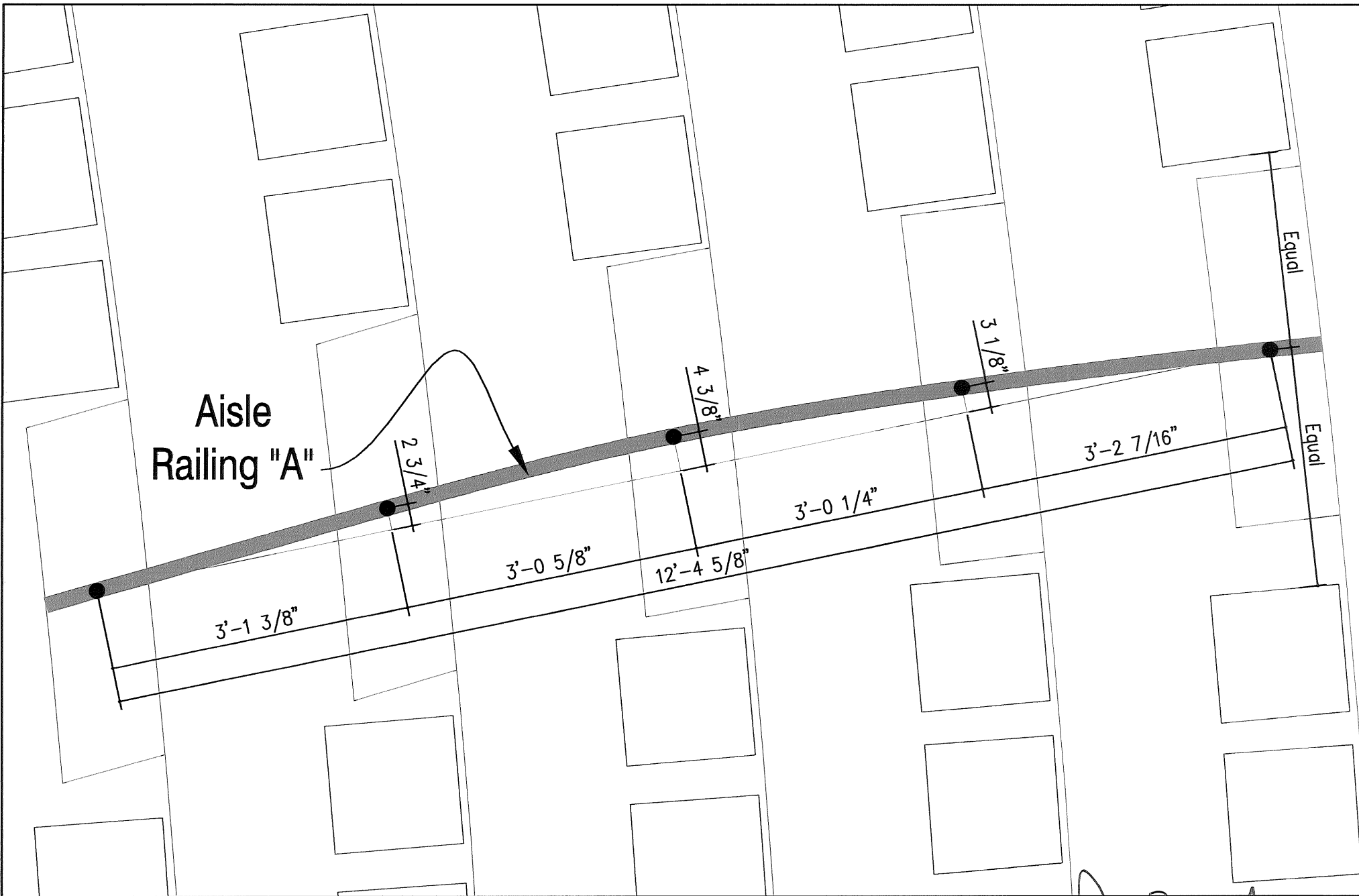
Provide Pipe Flange, Through Bolt, and Back Plate

Existing 1" Plywood
 Wire from below for asile lighting.

revision #/ date Revision Reason			3" = 1'-0"
Portland Stage Company Portland Maine			date 4-11-06 drawn by:
Railing Detail			

A2
 sheet number
 issued:
 project no.

PROGRESS SET NOT FOR CONSTRUCTION



Russ B. Blaisdell

PROGRESS SET NOT FOR CONSTRUCTION

A3
sheet number

issued:

project no.

Portland Stage Company
Portland Maine

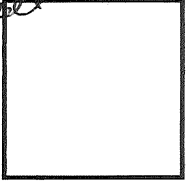
New Center Asile Railings
Railing A

revision #/ date	Revision Reason
date 4-11-06	drawn by: 3/4" = 1'-0"

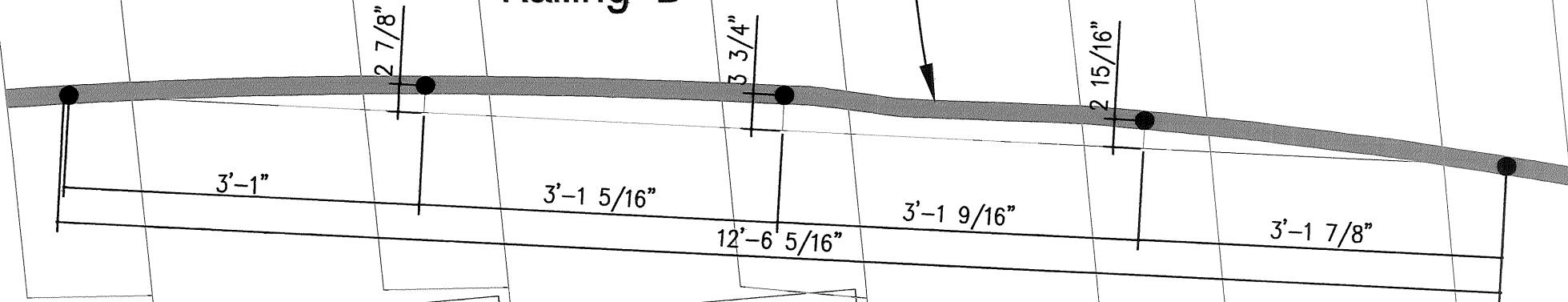
TLA THERIAULT/LANDMANN
ASSOCIATES

Tel: (207) 842-6260
Fax: (207) 842-6271
1 (800) 232-2253

118 Congress St. Portland, ME 04101



Aisle Railing "B"



Typical: Center Railings between seats on 13" step. Width between seats vary from 48" to 46"

Chris B...

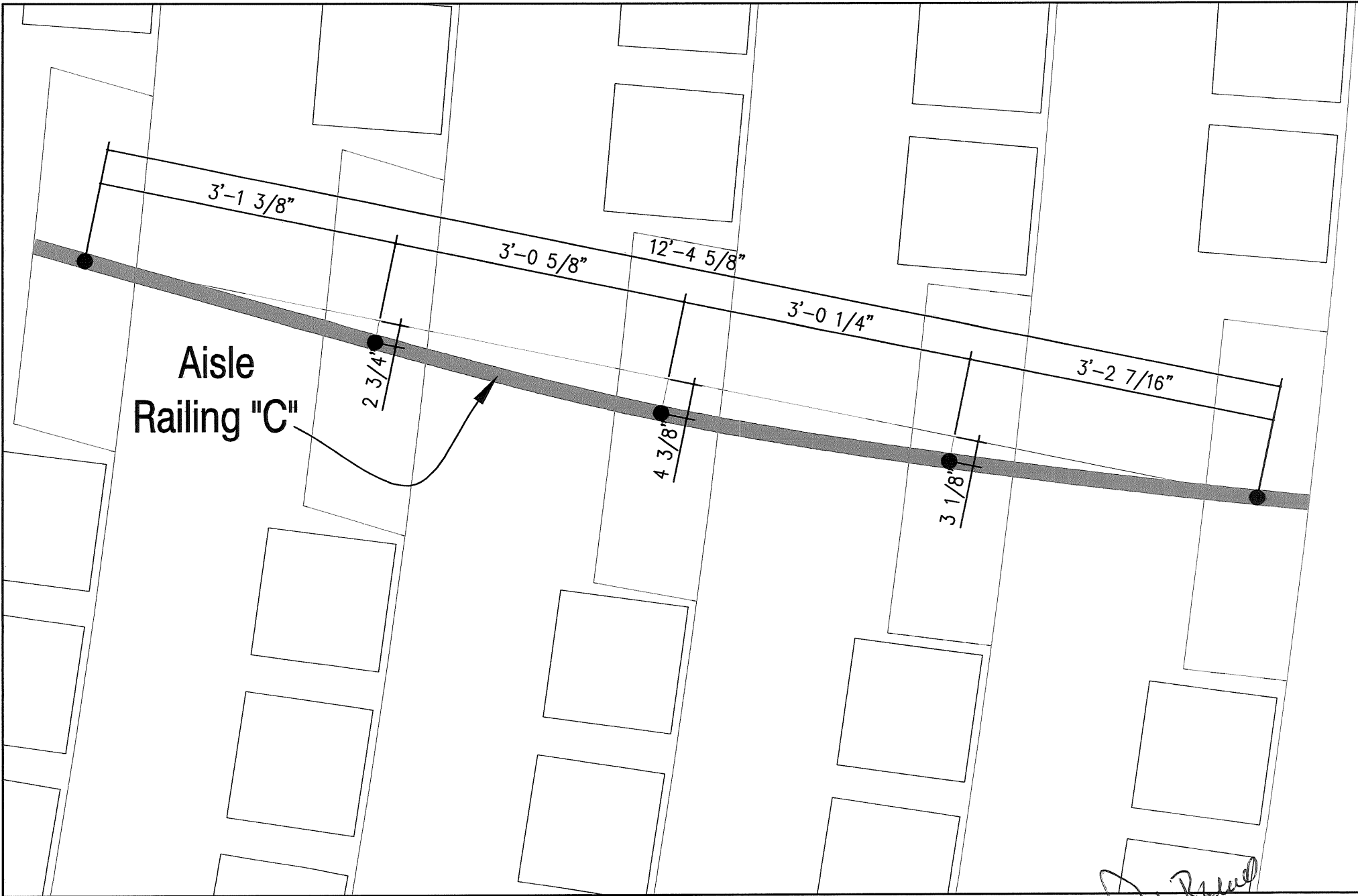
PROGRESS SET NOT FOR CONSTRUCTION

A4
sheet number
issued:
project no.

Portland Stage Company
Portland Maine
New Center Aisle Railings
Railing B

revision #/	date	Revision Reason
date	4-11-06	drawn by: 3/4" = 1'-0"

TLA THERIAULT/LANDMANN ASSOCIATES
Tel: (207) 842-6200
Fax: (207) 842-6271
118 Congress St. Portland, ME 04101 1 (800) 232-2255



White Board

PROGRESS SET NOT FOR CONSTRUCTION

A5
sheet number

Issued:

project no.

Portland Stage Company
Portland Maine

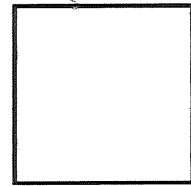
New Center Asile Railings
Railing C

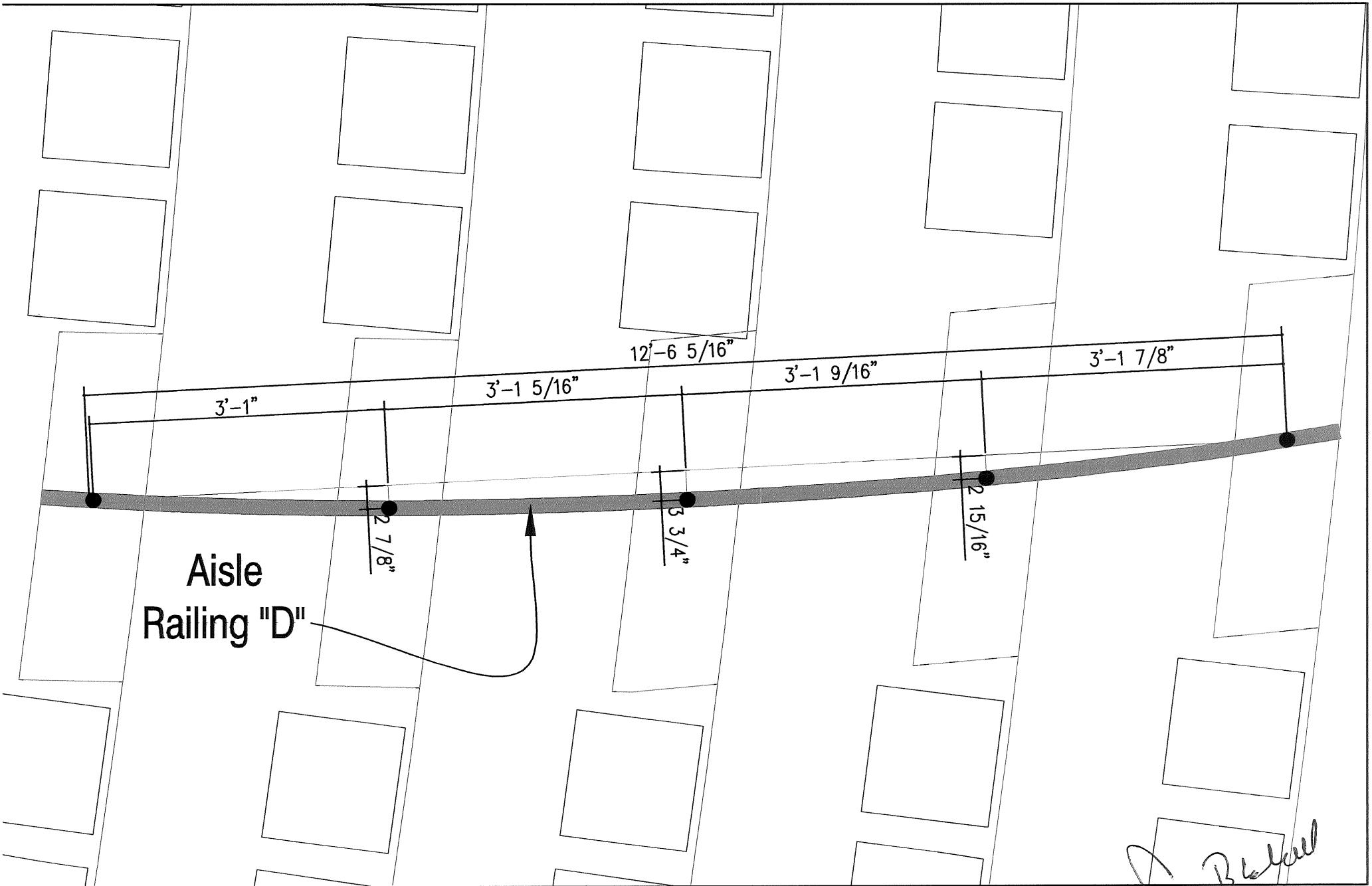
revision #/ date	Revision Reason
date 4-11-06	drawn by: 3/4" = 1'-0"

TLA THERIAULT/LANDMANN
ASSOCIATES

Tel: (207) 842-6280
Fax: (207) 845-6871

118 Congress St. Portland, ME 04101 1 (800) 232-2283





Handwritten signature: Rose B. [unclear]

PROGRESS SET NOT FOR CONSTRUCTION

A6
sheet number

Issued:

project no.

Portland Stage Company
Portland Maine

New Center Asile Railings
Railing D

revision #/ date		Revision Reason
date	4-11-06	drawn by: 3/4" = 1'-0"

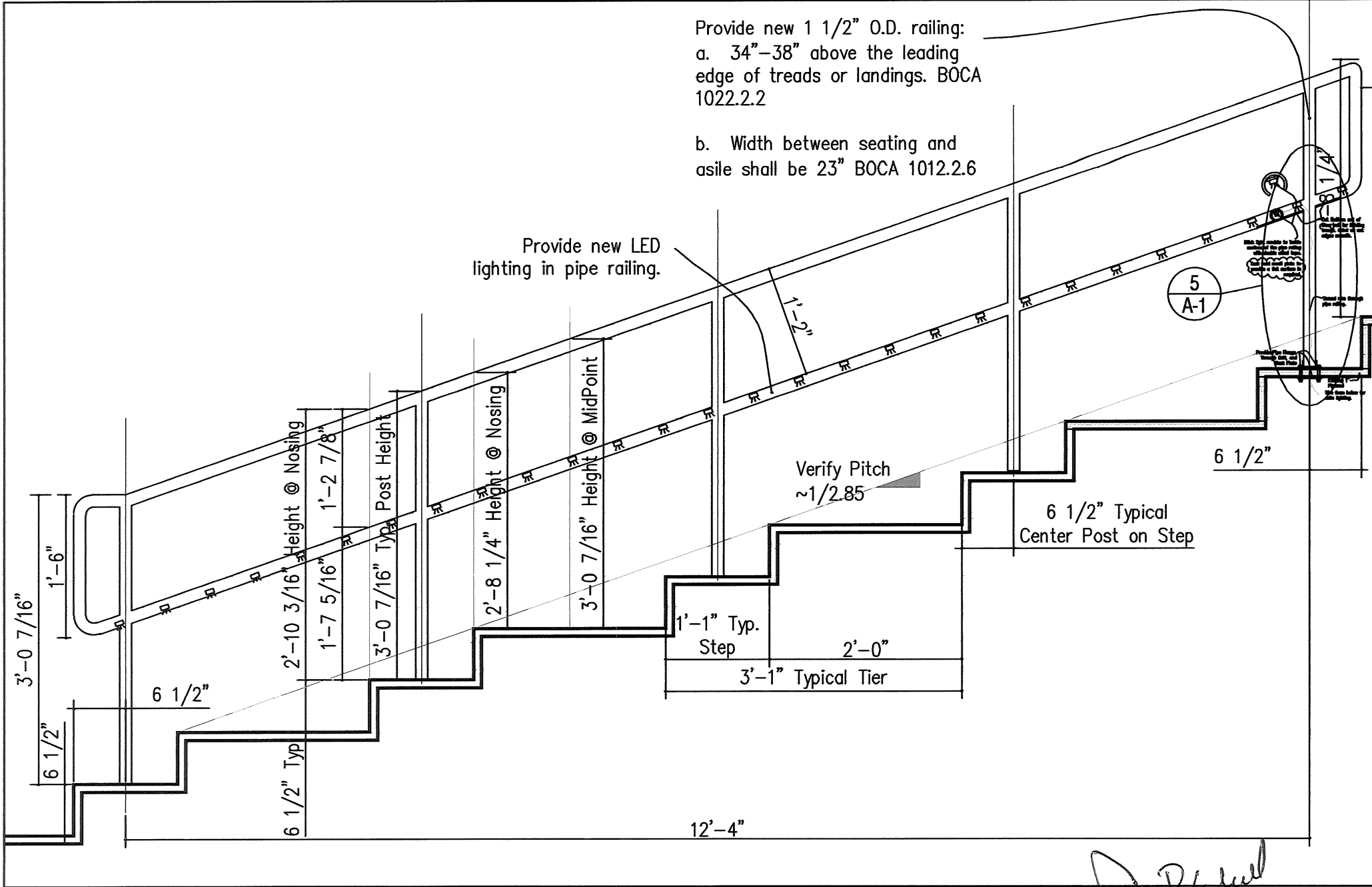
TLA THERIAULT/LANDMANN
ASSOCIATES

Tel: (207) 842-6260
Fax: (207) 842-6271

116 Congress St. Portland, ME 04101 1 (800) 232-2253

- Provide new 1 1/2" O.D. railing:
- a. 34"-38" above the leading edge of treads or landings. BOCA 1022.2.2
 - b. Width between seating and asile shall be 23" BOCA 1012.2.6

Provide new LED lighting in pipe railing.



PROGRESS SET NOT FOR CONSTRUCTION

A7
sheet number

issued:

project no.

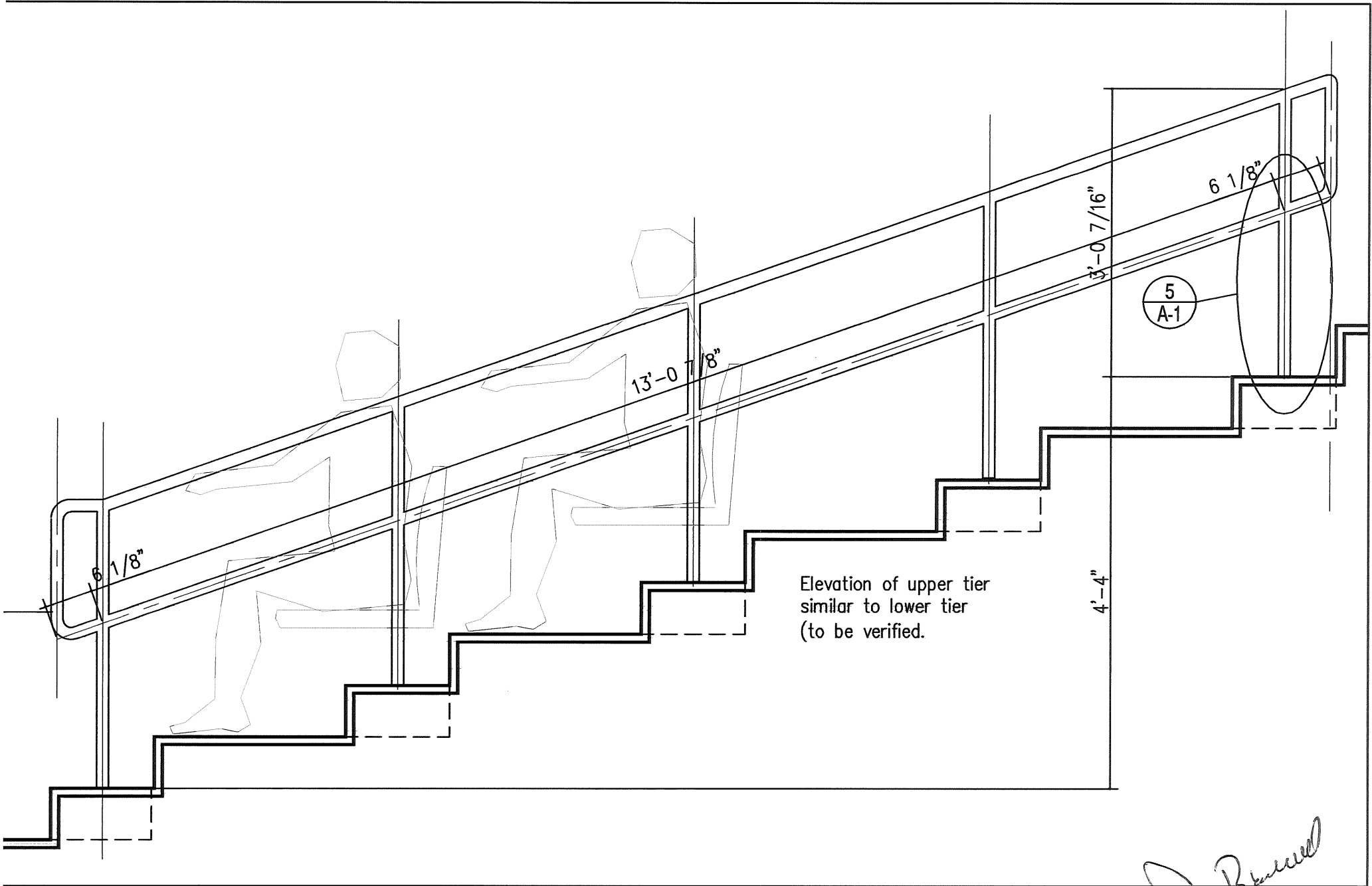
Portland Stage Company Portland Maine	revision #/ date Revision Reason	
New Center Asile Railings Lower Tier Railing Section	date	4-11-06
	drawn by:	3/4" = 1'-0"

TLA THERIAULT/LANDMANN ASSOCIATES

Tel: (207) 842-6280
Fax: (207) 842-6371

118 Congress St. Portland, ME 04101 1 (800) 232-2283

David Blackwell



Elevation of upper tier
similar to lower tier
(to be verified.)

Paul B...

PROGRESS SET NOT FOR CONSTRUCTION

A8
sheet number

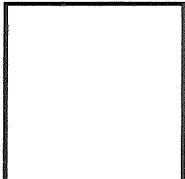
issued:

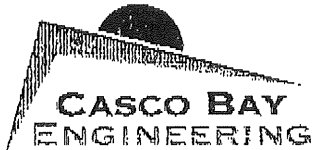
project no.

Portland Stage Company Portland Maine		revision #/ date Revision Reason	
New Center Asile Railings Upper Tier Railing Section			
date	4-11-06	drawn by:	3/4" = 1'-0"

TLA THERIAULT/LANDMANN
ASSOCIATES

Tel: (207) 842-6260
Fax: (207) 842-6271
116 Congress St. Portland, ME 04101 1 (800) 232-2253





CIVIL & STRUCTURAL ENGINEERING
www.cascobayengineering.com

424 Fore St., Portland, ME 04101 Phone 207.842.2800 Fax 207.842.2828

July 18, 2006

Camilla Barrantes
Portland Stage Company
P.O. Box 1458
Portland, ME 04104

Re: CONTRACT FOR ENGINEERING SERVICES
Stage Replacement

Project Number: 6066

Dear Cammy:


Thank you for the opportunity to provide you with structural engineering services for the Stage Replacement for the Portland Stage Company in Portland, ME.

Casco Bay Engineering's scope of services was limited to an analysis of a proposed new wood stage. The proposed stage is composed of 2x8 joists framing into (2)-2x12 girders. The (2)-2x12s land on a 2x4 bearing walls. Along the perimeter of the stage, the framing is connected to 2x8 ledgers, connected to the existing structure. We did not analyze any other portion of the building including other any beams, columns, foundations, or lateral load paths.

To the maximum extent permitted by the law, the Client agrees to indemnify and hold harmless Casco Bay Engineering for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes. Such claims and causes shall include, but are not limited to negligence, professional errors or omissions, strict liability, breach of contract warranty.

Thank you.

Sincerely,



Eric Dube
Casco Bay Engineering



General Building Permit Application

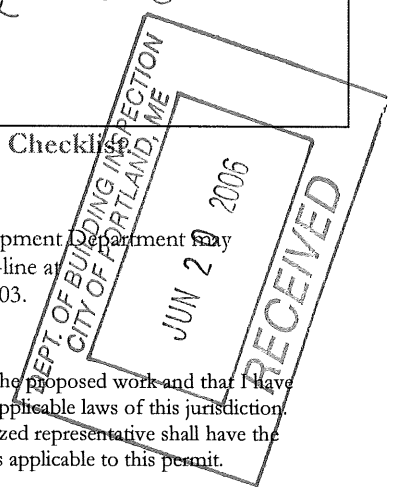
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>25A FOREST AVE., PORTLAND</u>		
Total Square Footage of Proposed Structure <u>1080 sq. ft. (stage)</u>	Square Footage of Lot <u>18575</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>37 A 22</u>	Owner: <u>Portland Stage Co.</u>	Telephone: <u>774-1043 x102</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Portland Stage Co. P.O. Box 1458 Portland, ME 04104 774-1043 x 102</u>	Cost Of Work: \$ <u>15,000</u> Fee: \$ <u>156.00</u> C of O Fee: \$ _____
Current Specific use: <u>Stage floor in Theater, Theater aisles</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Stage floor in Theater, Theater aisles</u>		
Project description: <u>Replace existing stage floor and support. 2) Add handrails to center of two aisles in seating section of Theater.</u>		
Contractor's name, address & telephone: <u>N/A</u>		
Who should we contact when the permit is ready: <u>Camilla Barrantes, Managing Director</u> Mailing address: _____ Phone: <u>774-1043 x102</u> <u>Portland Stage Co. P.O. Box 1458 Portland ME 04104</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>Camilla J. Barrantes</u>	Date: <u>6/20/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details (Chandrails)
- N/A Detail of any new walls or permanent partitions
- Floor plans and elevations (Stage floor)
- N/A Window and door schedules
- N/A Complete electrical and plumbing layout.
- N/A Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- N/A Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEBC 2003
- N/A Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- NA Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection: Prior to placing ANY backfill
- ✓ Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- ✓ Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

✓ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

NA ~~CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

Signature of Applicant/Designee

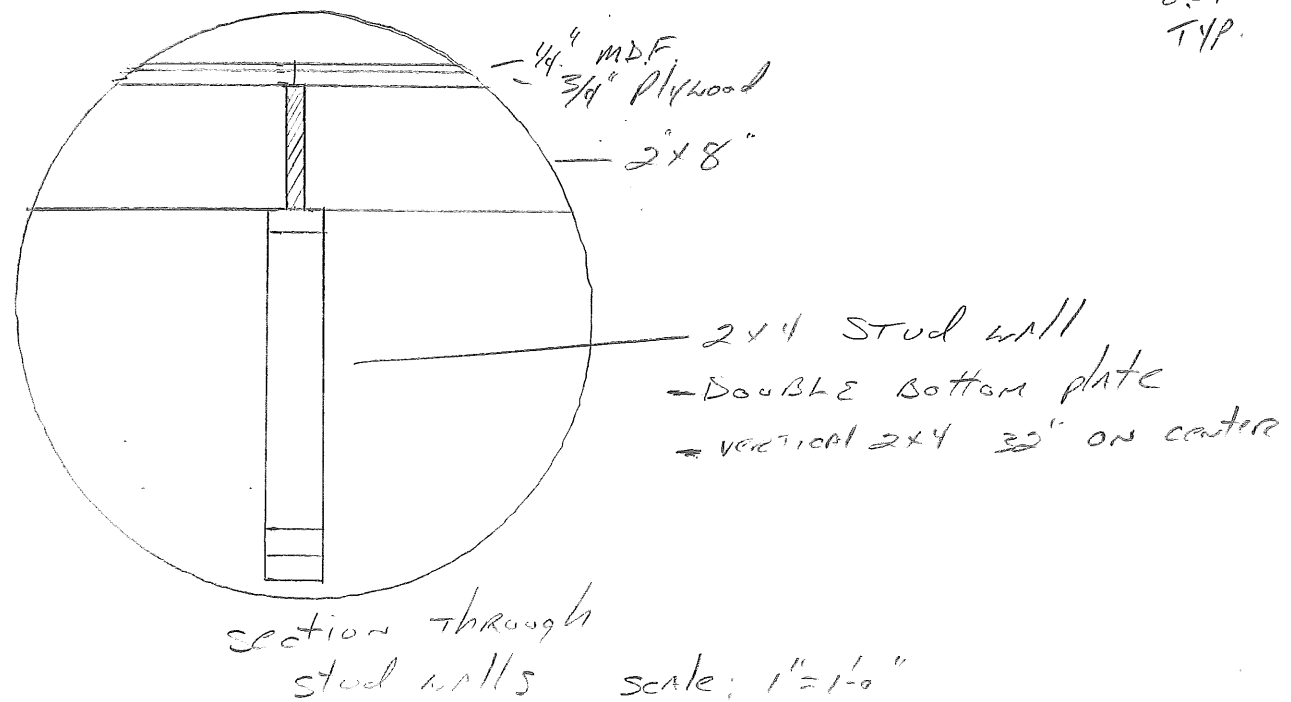
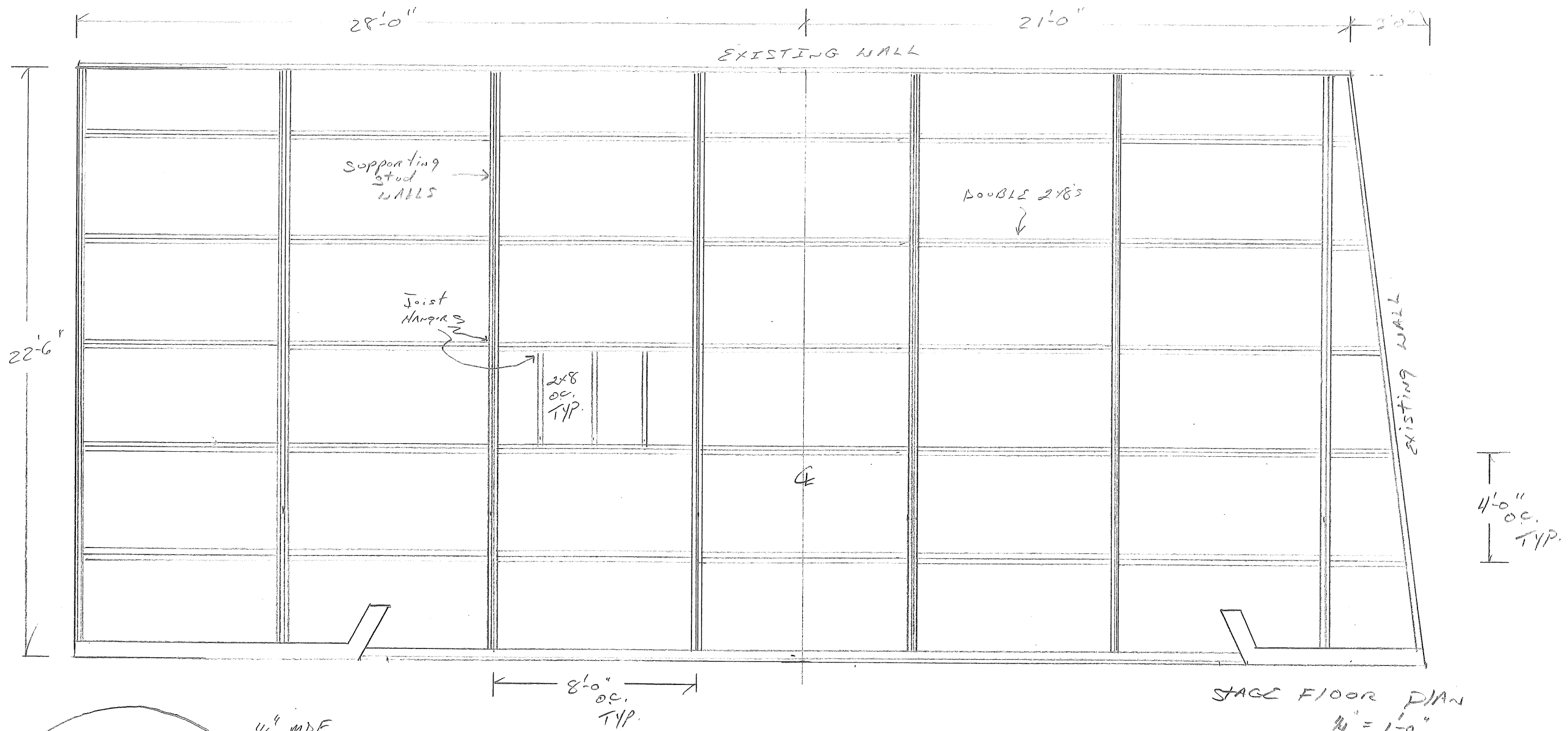
Date

Signature of Inspections Official

Date

CBL: 37A 22

Building Permit #: 7.25.06 06 0885



PORTLAND STAGE COMPANY
PORTLAND, MAINE
STAGE FLOOR PLAN