

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 060885

PERMIT ISSUED

JUL 25 2006

This is to certify that PORTLAND STAGE COMPANY

has permission to Replace existing stage flr & handrails

AT 25 FOREST AVE

037 A022001

provided that the person or persons Shai Co. Inc. 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 proceed before this building or part thereof is started 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

Clay Clung 7/21/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0885	Date Applied For: 06/20/2006	CBL: 037 A022001
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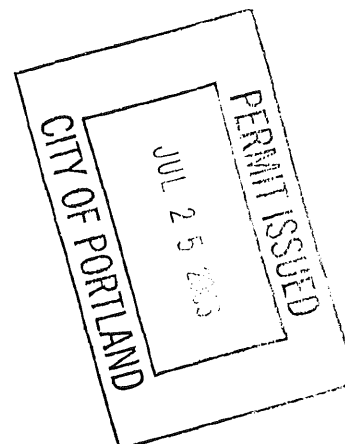
Location of Construction: 25 FOREST AVE	Owner Name: PORTLAND STAGE COMPANY	Owner Address: PO BOX 1458	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone
Licensee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

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: <input checked="" type="checkbox"/>
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: <input type="checkbox"/>
1) Sprinkler system to comply with NFPA 13			

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





maine's premier professional theater

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,

Camilla J. Barrantes
Managing Director

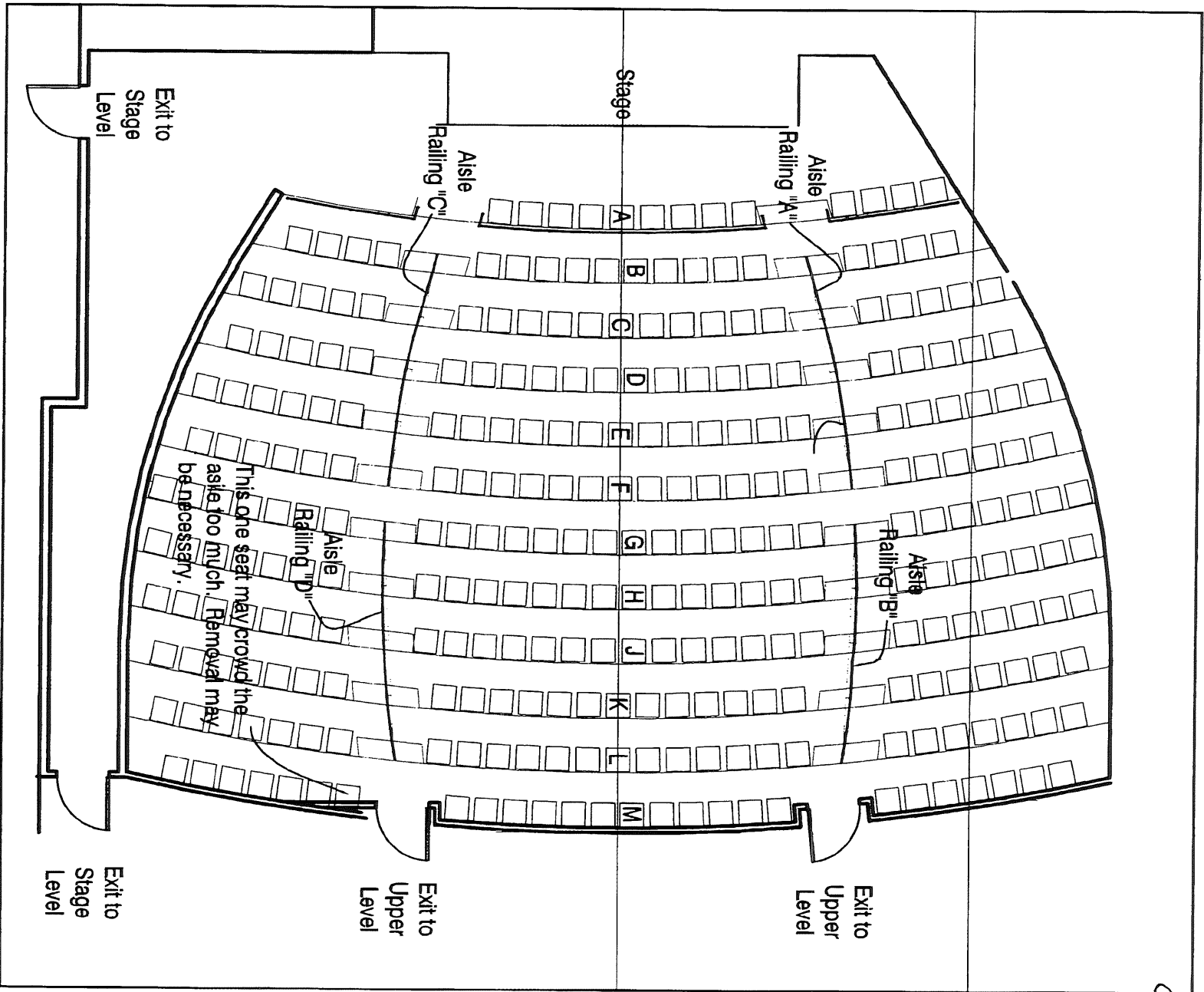
ISSUES: Patrons (especially older ones) are tripping on the steps.

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 intermediat 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.



Chris Bell

PROGRESS SET NOT FOR CONSTRUCTION

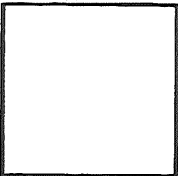
A1
sheet number
ISSUED:
project no.

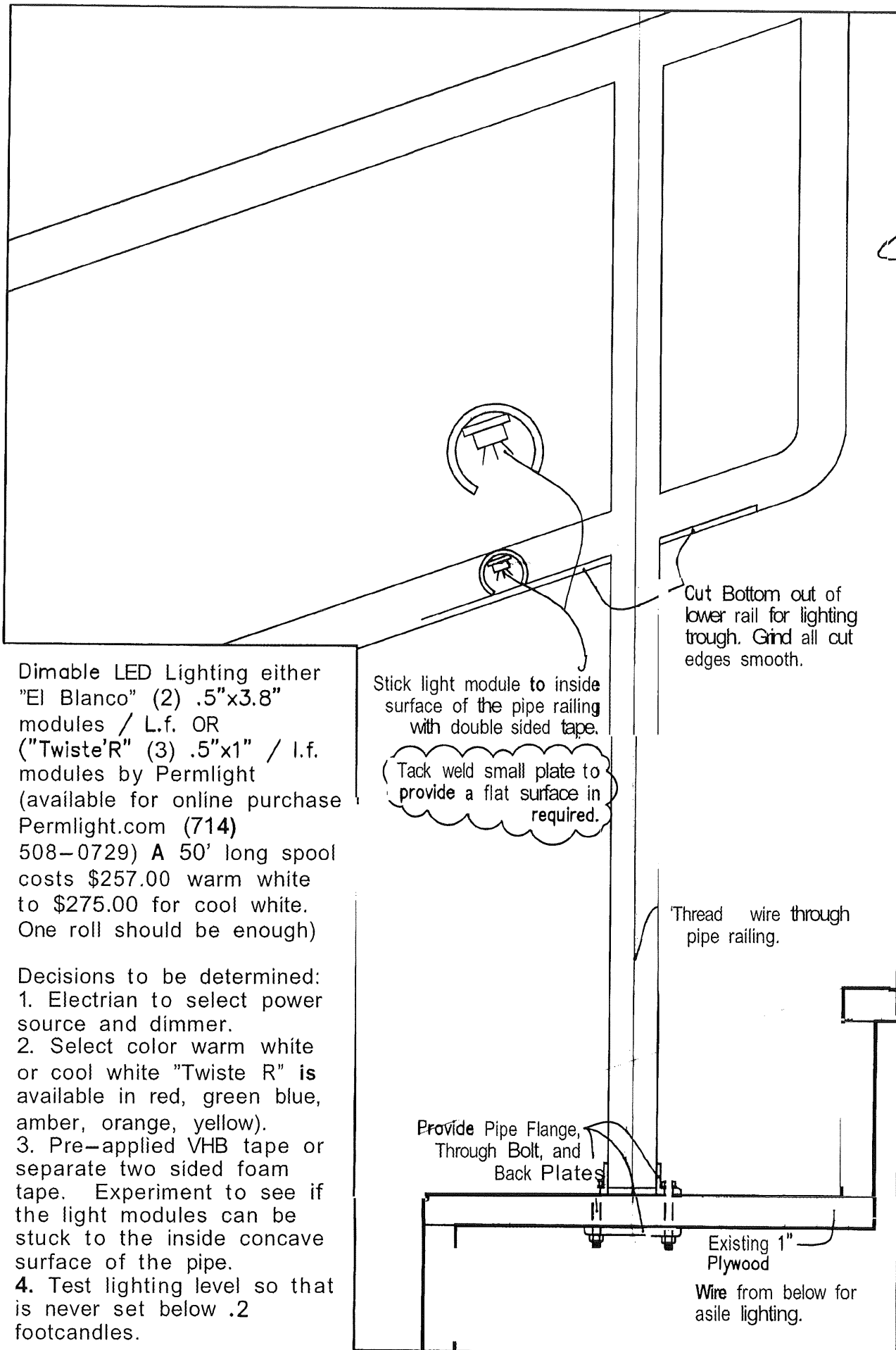
Portland Stage Company Portland Maine	revision #/ date Revision Reason
New Center Asile Railings Key Plan	date 4-11-06 drawn by: NTS

TLA THERIAULT/LANDMANN ASSOCIATES

116 Congress St. Portland, ME 04101

Tel: (207) 842-6200
Fax: (207) 842-6271
1 (800) 232-2222





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)

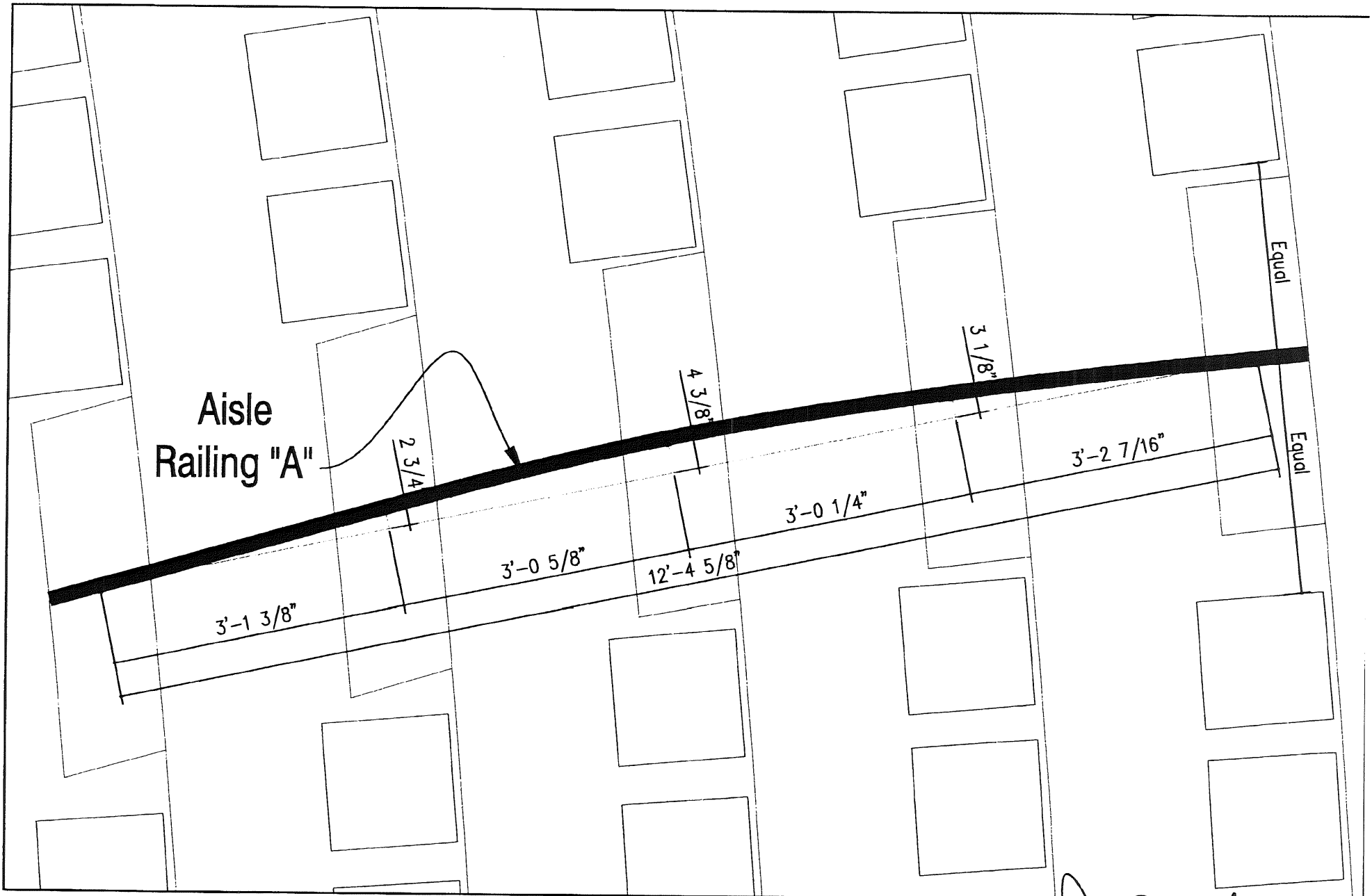
- Decisions to be determined:
1. Electrician to select power source and dimmer.
 2. Select color warm white or cool white "Twiste R" is available in red, green blue, amber, orange, yellow).
 3. Pre-applied VHB tape or separate two sided foam tape. Experiment to see if the light modules can be stuck to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

Steve B. Bland

TLA THERIAULT/LANDMANN ASSOCIATES
 118 Congress St. Portland, ME 04101
 Tel: (207) 845-0300
 Fax: (207) 845-0371
 1 (800) 230-2353

revision # / date		revision	date	drawn by	scale
					3" = 1'-0"
PROGRESS SET NOT FOR CONSTRUCTION Portland Stage Company Portland Maine Railing Detail					

A2
 sheet number
 issue:
 project no.



A3
sheet number

Issued:

PROGRESSSET NOT FOR CONSTRUCTION

Portland Stage Company
Portland Maine

New Center Aisle Railings
Railing A

revision #/ date Revision Reason

revision #/ date	Revision Reason
date 4-11-08	drawn by: 3/4" = 1'-0"

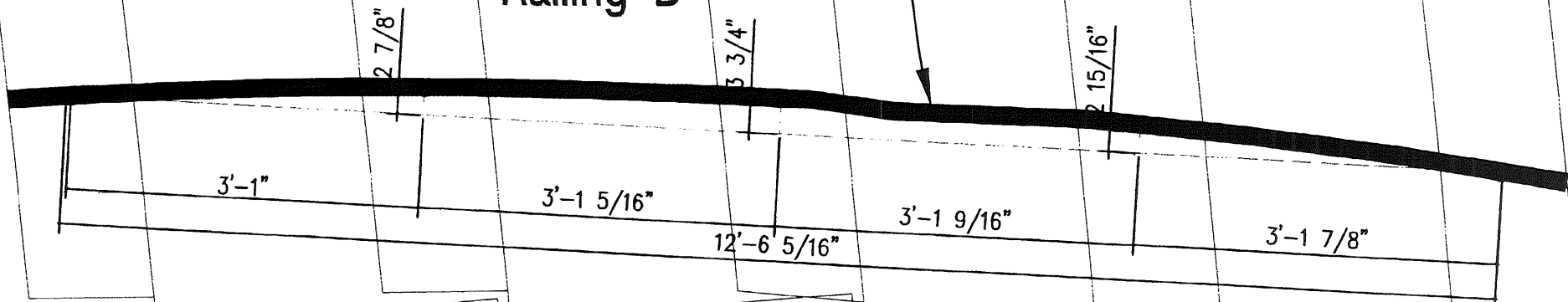
TLA THERIAULT/LANDMANN
ASSOCIATES

Tel: (207) 642-6200
Fax: (207) 642-6211

118 Congress St. Portland, ME 04101 1 (202) 838-8888

David B. Kelly

Aisle Railing "B"



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

Inde Barbed

A4
sheet number

Issued:

project no.

PROGRESS SET NOT FOR CONSTRUCTION

Portland Stage Company
Portland Maine

New Center Aisle Railings
Railing B

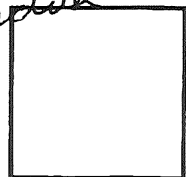
revision #/ date Revision Reason

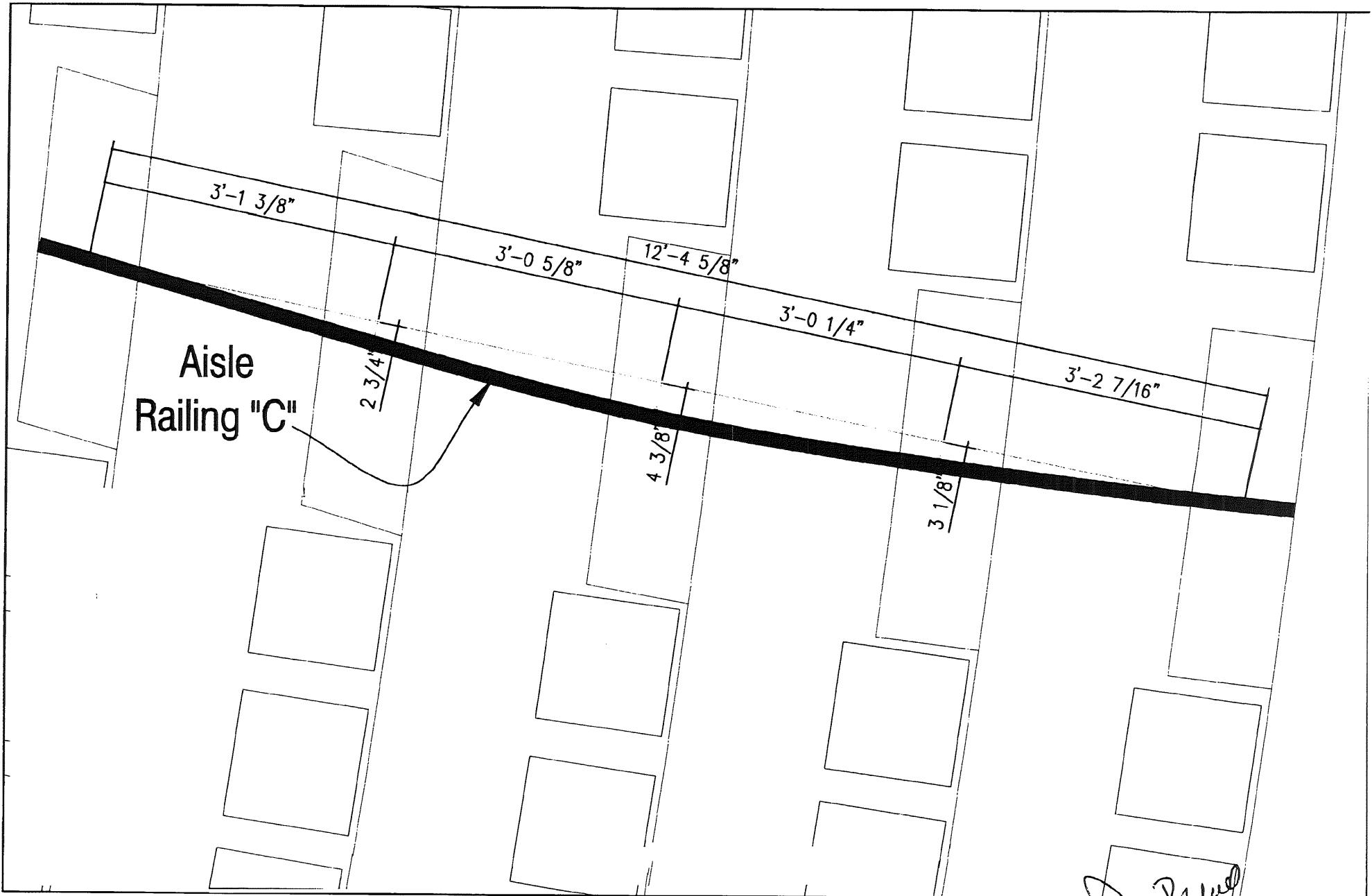
date	4-11-06	drawn by: 3/4" = 1'-0"

TLA THERIAULT/LANDMANN ASSOCIATES

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

116 Congress St. Portland, ME 04101 1 (800) 222-2252





A5
sheet number

issued:

project no.

PROGRESS SET NOT FOR CONSTRUCTION

Portland Stage Company
Portland Maine

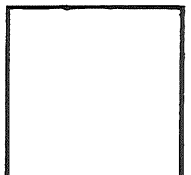
New Center Aisle Railings
Railing C

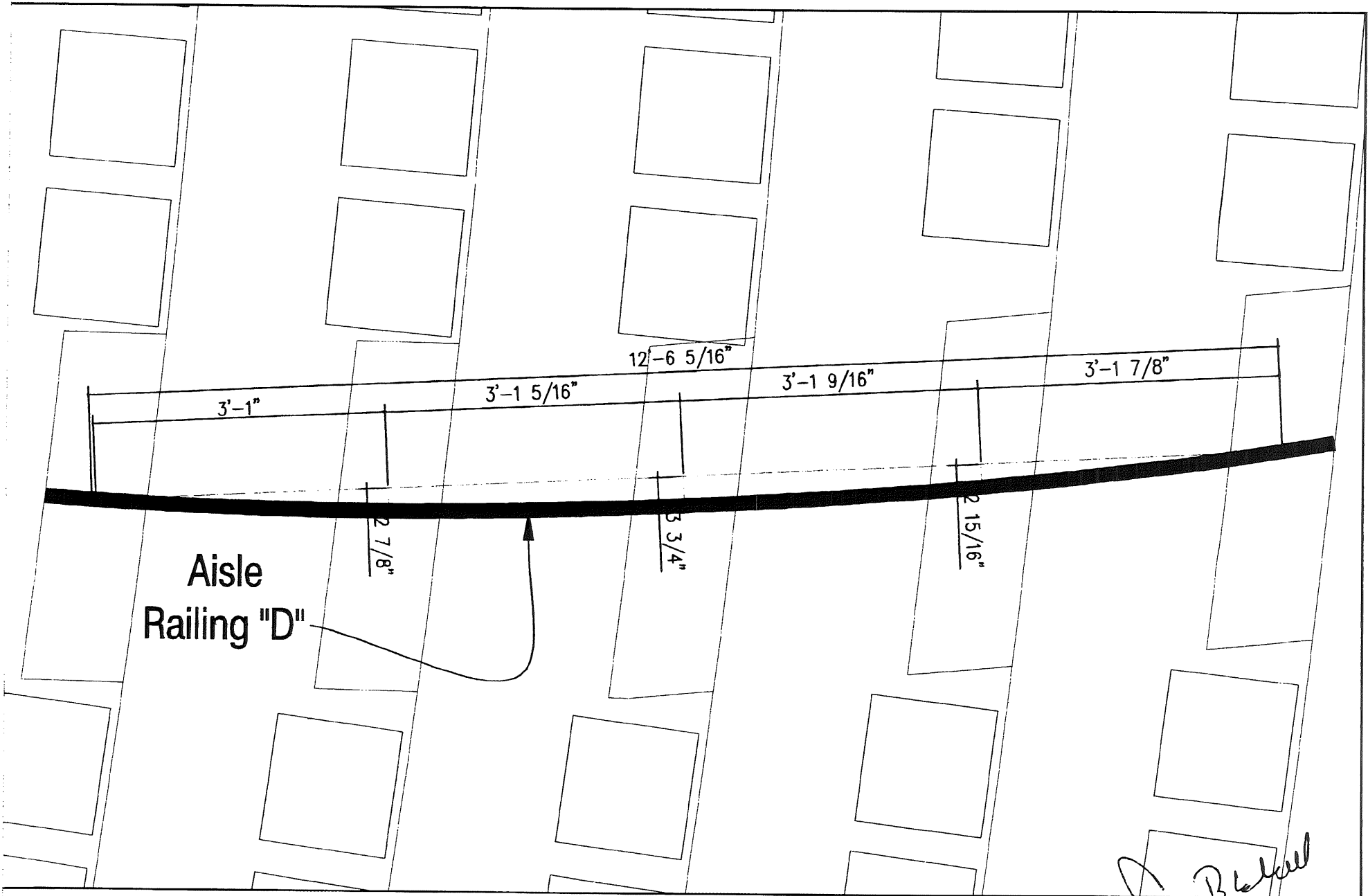
revision #/ date Revision Reason

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

TLA THERIAULT/LANDMANN
ASSOCIATES

Tel: (207) 843-8200
Fax: (207) 843-8271
118 Congress St. Portland, ME 04101 1 (800) 232-8332





A6
sheet number

project no.

PROGRESS SET NOT FOR CONSTRUCTION

Portland Stage Company
Portland Maine

New Center Aisle Railings
Railing D

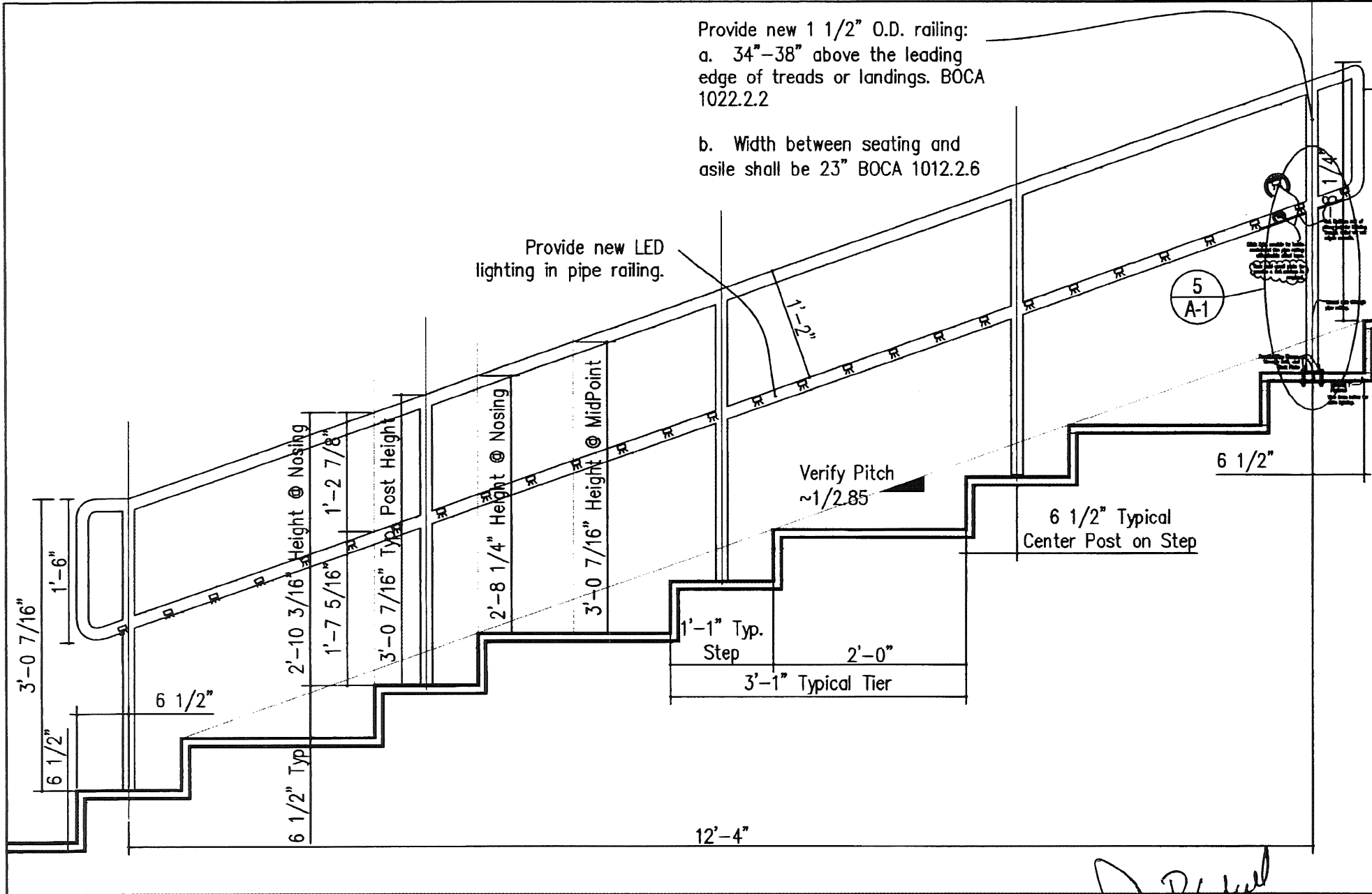
revision #/	date	Revision Reason
date	4-11-08	drawn by: 3/4" = 1'-0"

TLA THERIAULT/LANDMANN
ASSOCIATES

Tel: (207) 842-6260
Fax: (207) 842-6371

118 Congress St. Portland, ME 04101 1 (202) 222-2222

A. Theriault



David Blackwell

A7
sheet number

Issued:

project no.

PROGRESS SET NOT FOR CONSTRUCTION

Portland Stage Company
Portland Maine

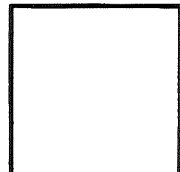
New Center Asile Railings
Lower Tier Railing Section

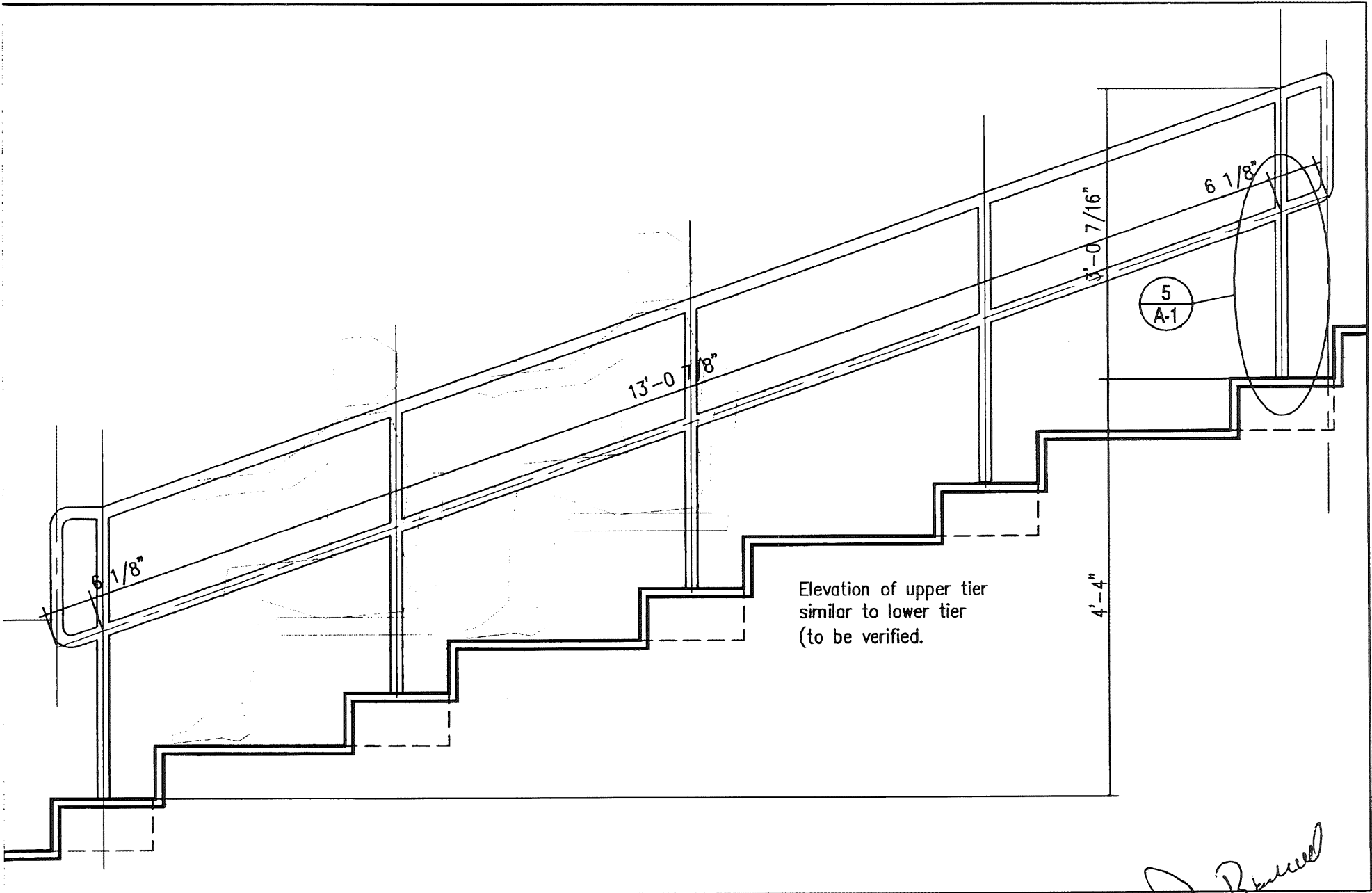
revision #/ date	Revision Reason
date 4-11-08	drawn by: 3/4" = 1'-0"

TLA THERIAULT/LANDMANN ASSOCIATES

Tel: (207) 842-8280
Fax: (207) 842-8271

116 Congress St. Portland, ME 04101 | (202) 232-2253





Paul B...

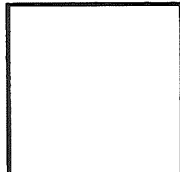
A8
sheet number

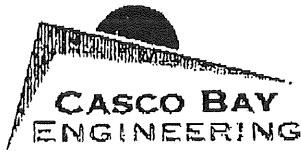
PROGRESS SET NOT FOR CONSTRUCTION

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) 842-2200
Fax: (207) 842-2271
118 Congress St. Portland, ME 04101 1 (202) 222-2222





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:

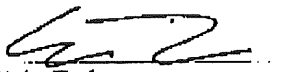
Thank you for the opportunity to provide you with structural engineering services for the Stage Replacement for the Portland Stage Company in Portland, ME.

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)-2x12's 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

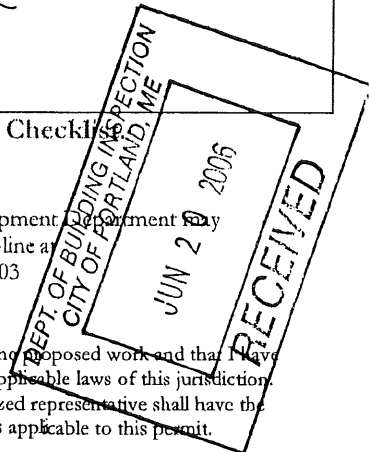
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>35A 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.</u> <u>P.O. Box 1458</u> <u>Portland, ME 04104</u> <u>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.</u> <u>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.</u> <u>P.O. Box 1458</u> <u>Portland ME 04104</u>		

Please submit all of the information outlined in the Commercial Application Checklist. Failure to **dit** 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: Camilla J. Barrantes Date: 6/20/06

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 (hand drawn)
- 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 IEEC 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

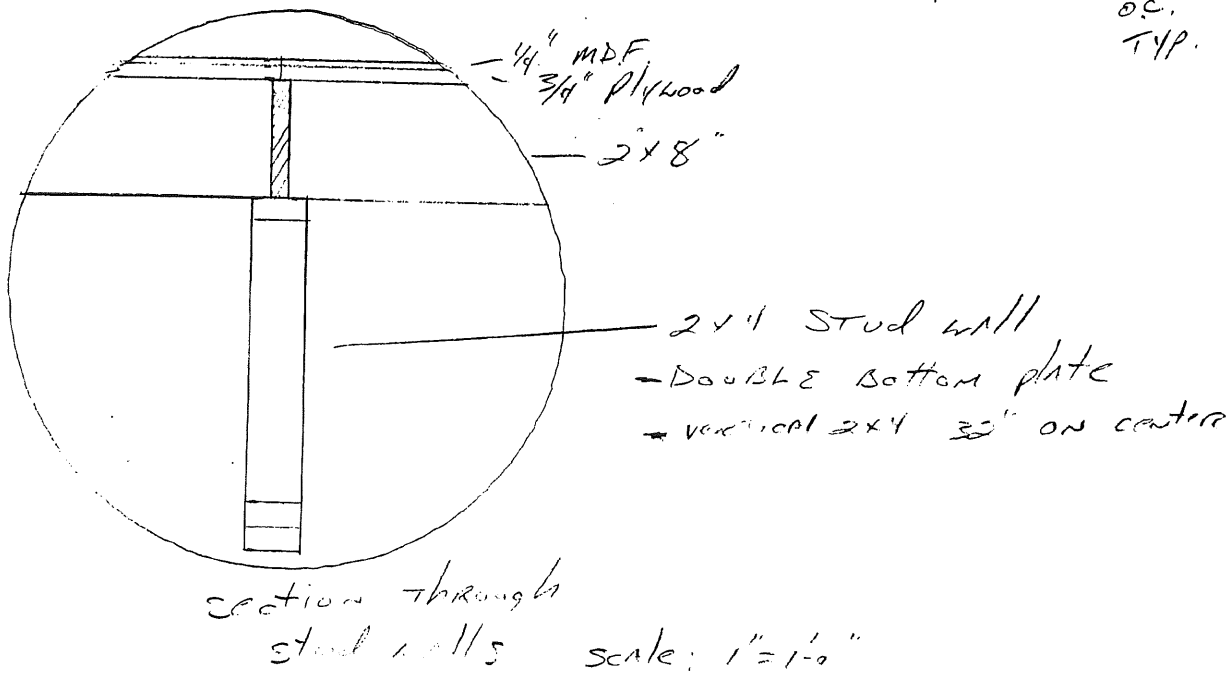
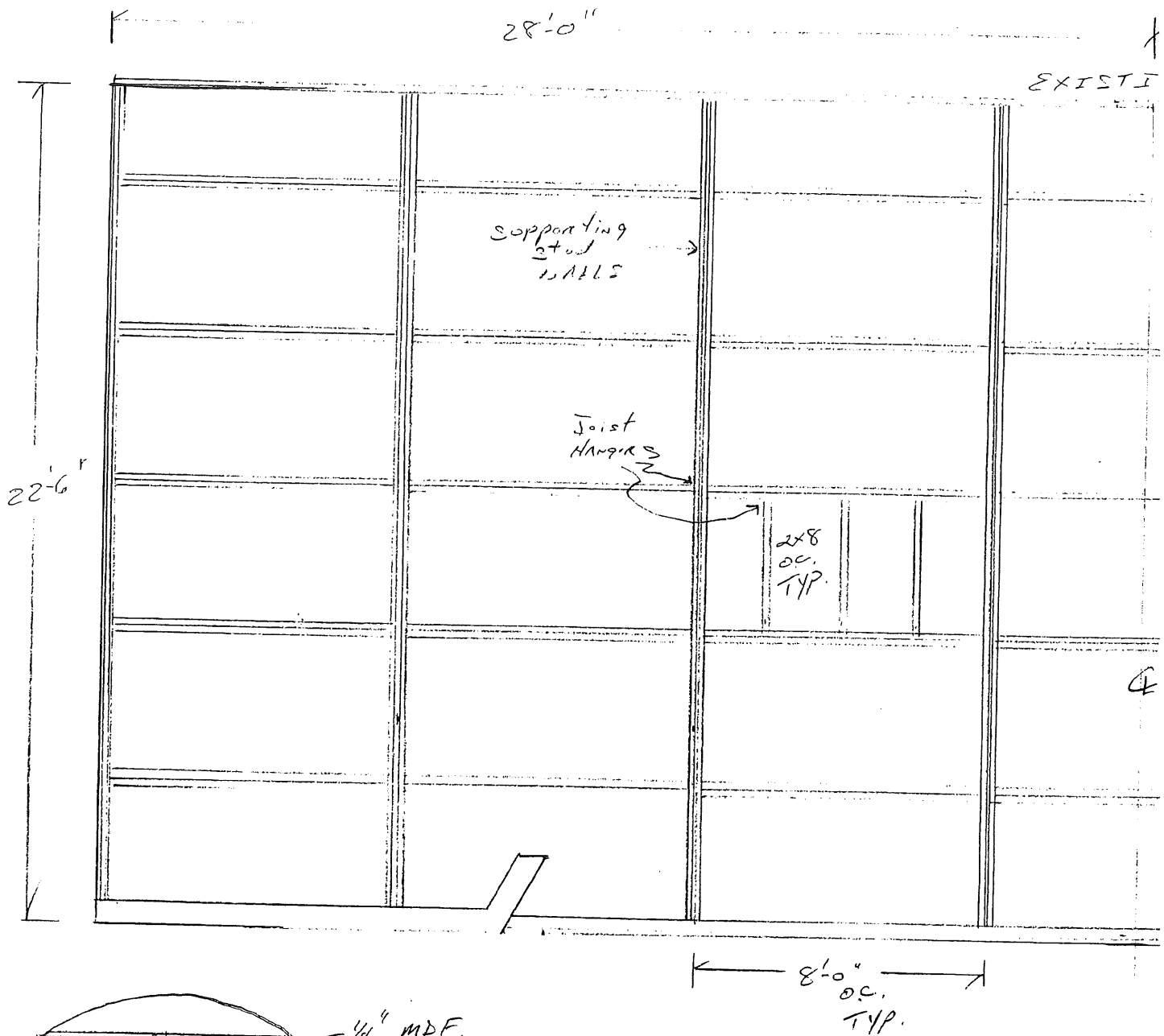
A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

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 873-8703

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 OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

[Signature]
Signature of Applicant/Designee

Date
7.25.06

[Signature]
Signature of Inspections Official

Date

CBL: 37A 22

Building Permit #: 7.25.06 06 0885