

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Permit Number: 060885

Please Read  
Application And  
Notes, If Any,  
Attached

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 responsible for the work 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 is procured before this building or part thereof is occupied or service is resumed. YOUR NOTICE IS REQUIRED.

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

#### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

DepartmentName

*Cliff Kung* 7/24/06  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 06-0885	Issue Date: <b>PERMIT ISSUED</b> JUL 2 5	CDL: 031 A022001
Owner Address: PO BOX 1458	Phone:	
Contractor Address:	Phone:	
Permit Type: Alterations - Commercial		Zone:

Location of Construction: 25 FOREST AVE	Owner Name: PORTLAND STAGE COMPANY
Business Name:	Contractor Name:
Lessee/Buyer's Name	Phone:

Past Use: Commercial- Portland Stage Company	Proposed Use: Portland Stage Company- Replace existing stage flr & Add handrails to aisles
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Permit Fee: \$156.00	Cost of Work: \$15,000.00	CEO District: 1
FIRE DEPT: 13.4.5 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>Verify Sprinkler</i>	INSPECTION: Use Group: <i>A1</i> Type: <i>3B</i> <i>7/21/06</i>	
Signature: <i>Crosby</i>	Signature: <i>[Signature]</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Idobson	Date Applied For: 06/20/2006	<b>Zoning Approval</b>		
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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 align="center"><b>Special Zone or Reviews</b></p> <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: _____	<p align="center"><b>Zoning Appeal</b></p> <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: _____	<p align="center"><b>Historic Preservation</b></p> <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: _____
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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

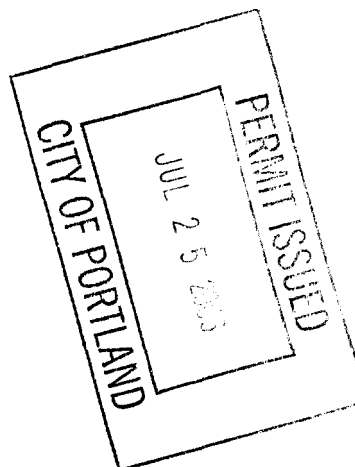
<b>Permit No:</b> 06-0885	<b>Date Applied For:</b> 06/20/2006	<b>CBL:</b> 037 A022001
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<b>Location of Construction:</b> 25 FOREST AVE	<b>Owner Name:</b> PORTLAND STAGE COMPANY	<b>Owner Address:</b> PO BOX 1458	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor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

<b>Proposed Use:</b> Portland Stage Company- Replace existing stage flr & Add handrails to aisles	<b>Proposed Project Description:</b> Replace existing stage flr & add handrails to aisles
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<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Mike Nugent	<b>Approval Date:</b> 07/21/2006
<b>Note:</b>			<b>Ok to Issue:</b> <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).			
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Cptn Greg Cass	<b>Approval Date:</b> 06/19/2006
<b>Note:</b>			<b>Ok to Issue:</b> <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





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 black ink that reads "Camilla J. Barrantes". The signature is written in a cursive style with a large, prominent initial "C".

Camilla J. Barrantes  
Managing Director

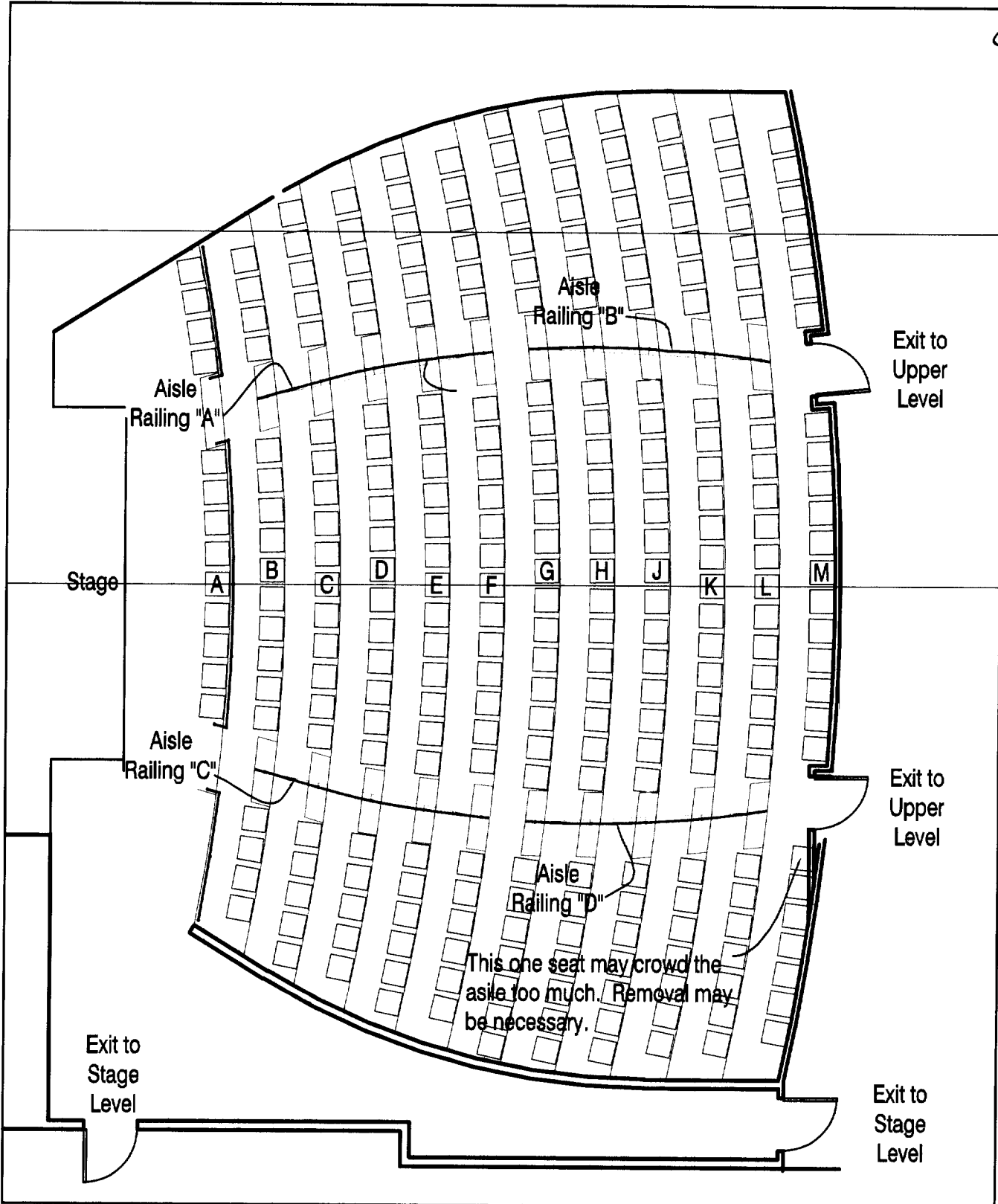
ISSUES: Patrons (especially older ones) are tripping on the steps.

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.

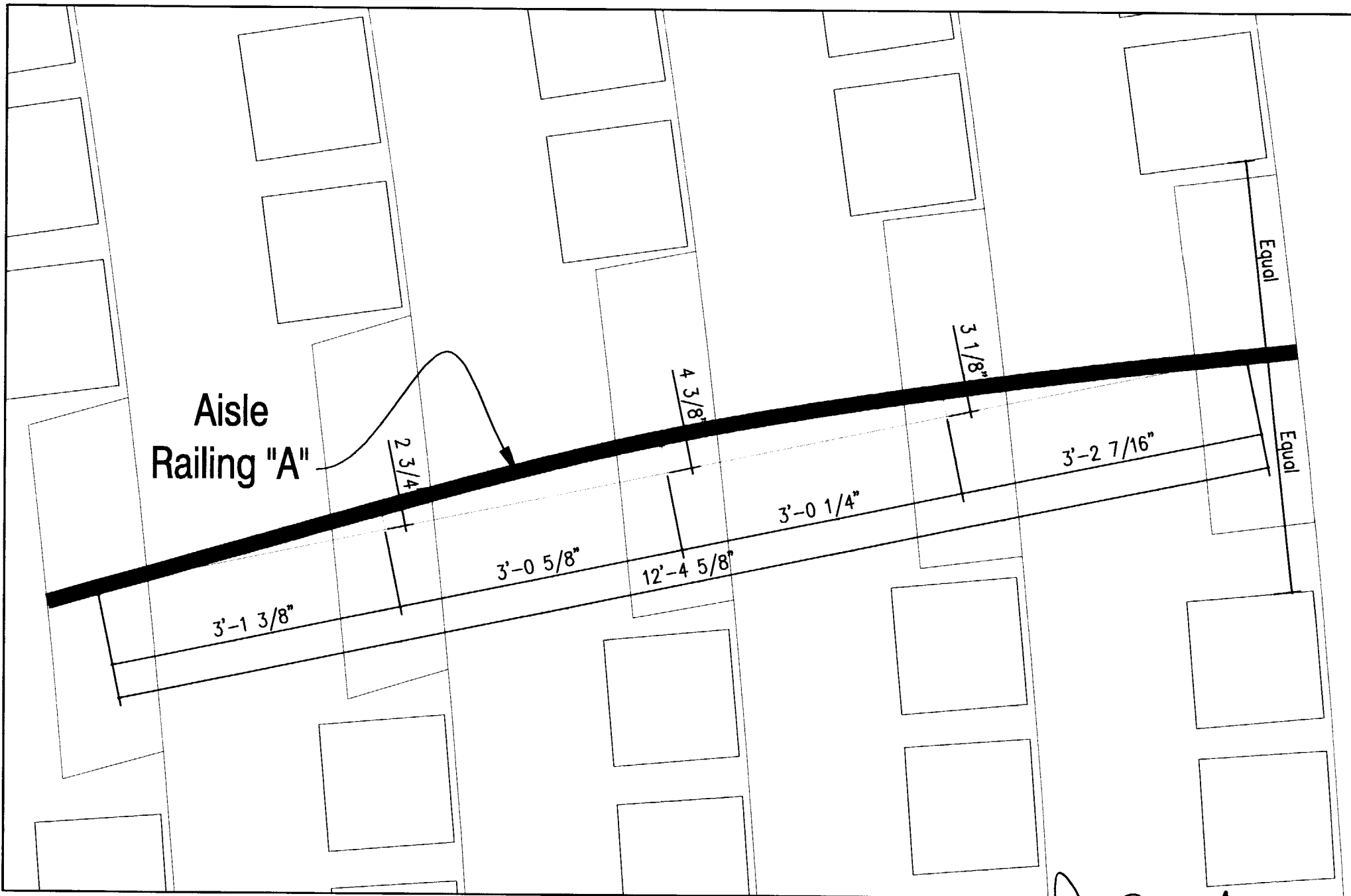
c. Dimmable LED lighting will be inset in the intermediate rail. This location shields direct light into performers eyes, additional lighting will meet requirement for .2 footcandles for aisle lighting, and the lighting can be increased between performances to aid visual locating steps and help avoid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



*Chris Bellett*  
**TLA THERIAULT/LANDMANN ASSOCIATES**  
 Tel: (207) 845-0800  
 Fax: (207) 845-0871  
 118 Congress St. Portland, ME 04101  
 (207) 845-0800

<b>PROGRESS SET NOT FOR CONSTRUCTION</b>	
Portland Stage Company Portland Maine	revision #/ date Revision Reason
New Center Aisle Railings Key Plan	date 4-11-06 drawn by:
A1 sheet number	ITB
project no.	





**A3**  
sheet number

Issued:

PROGRESS SET NOT FOR CONSTRUCTION

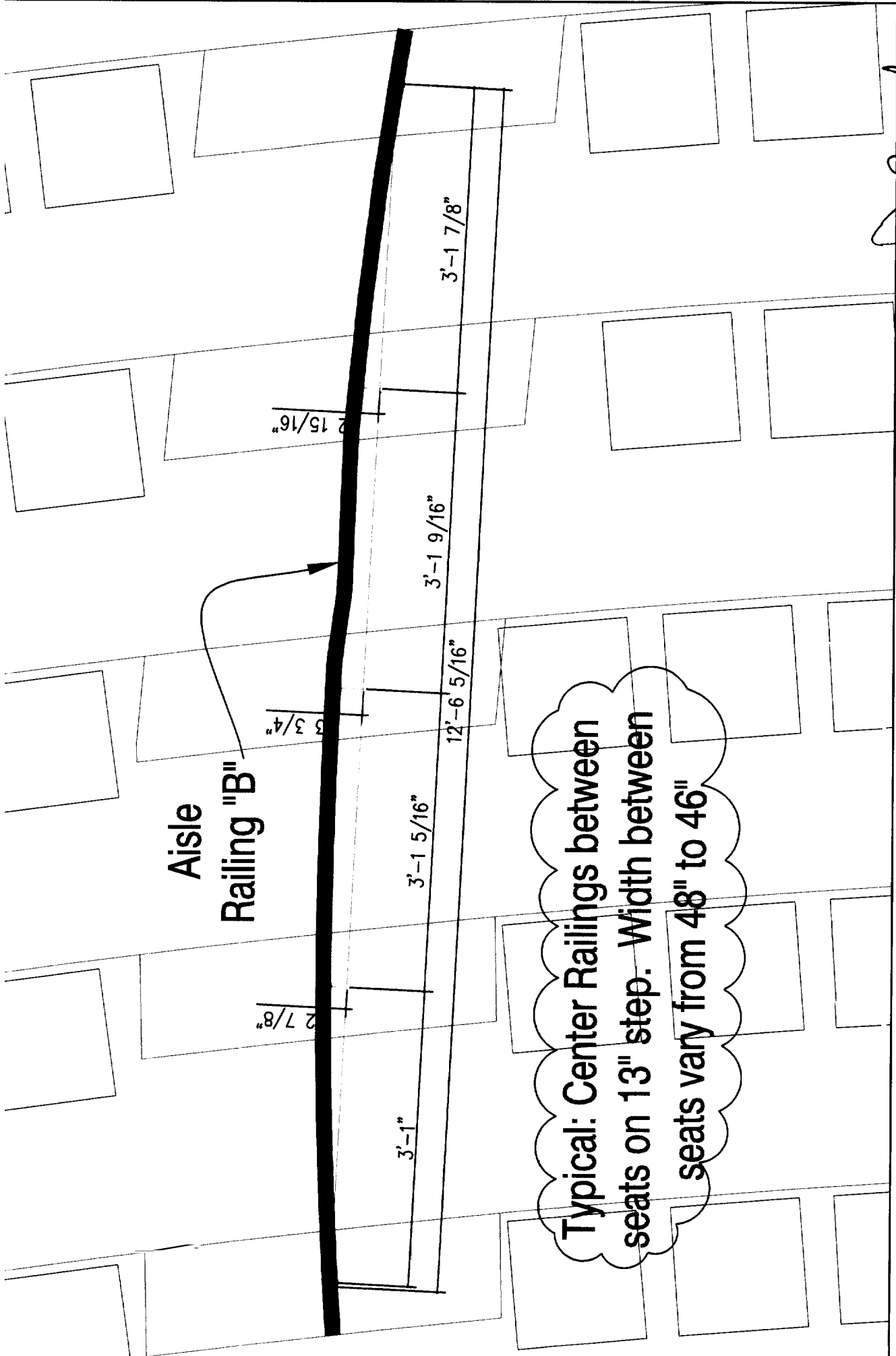
Portland Stage Company Portland Maine	revision #/ date	Revision Reason
New Center Asile Railings Railing A		
	date 4-11-06	drawn by: 3/4" = 1'-0"

**TLA** THERIAULT/LANDMANN  
ASSOCIATES

Tel: (207) 842-8200  
Fax: (207) 842-0272

118 Congress St. Portland, ME 04101 1 (202) 255-8253

*Rude B. Blais*



*Indie Barbeau*

PROGRESS SET NOT FOR CONSTRUCTION

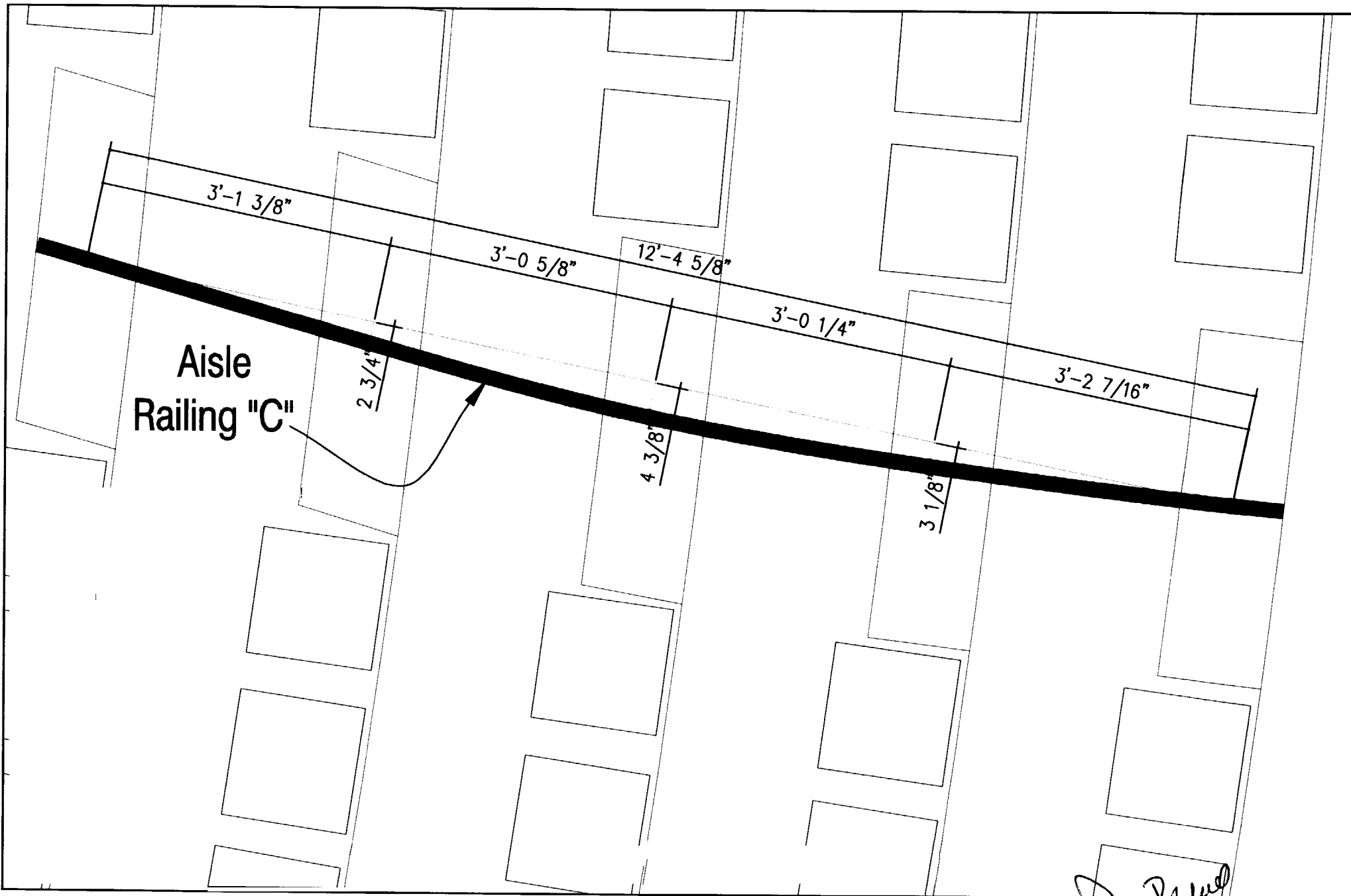
<b>A4</b> sheet number	Issued:	
	Project no.	

Portland Stage Company Portland Maine	revision # / date Revision Reason
New Center Aisle Railings Railing B	date 4-11-08 drawn by: 3/4" = 1'-0"

**TLA** THERIAULT/LANDMANN ASSOCIATES

118 Congress St. Portland, ME 04101  
 Tel: (207) 648-0200  
 Fax: (207) 648-0871  
 (603) 288-2855





PROGRESS SET NOT FOR CONSTRUCTION

**A5**  
sheet number

issued:

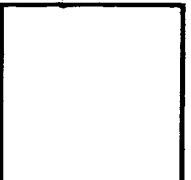
project no.

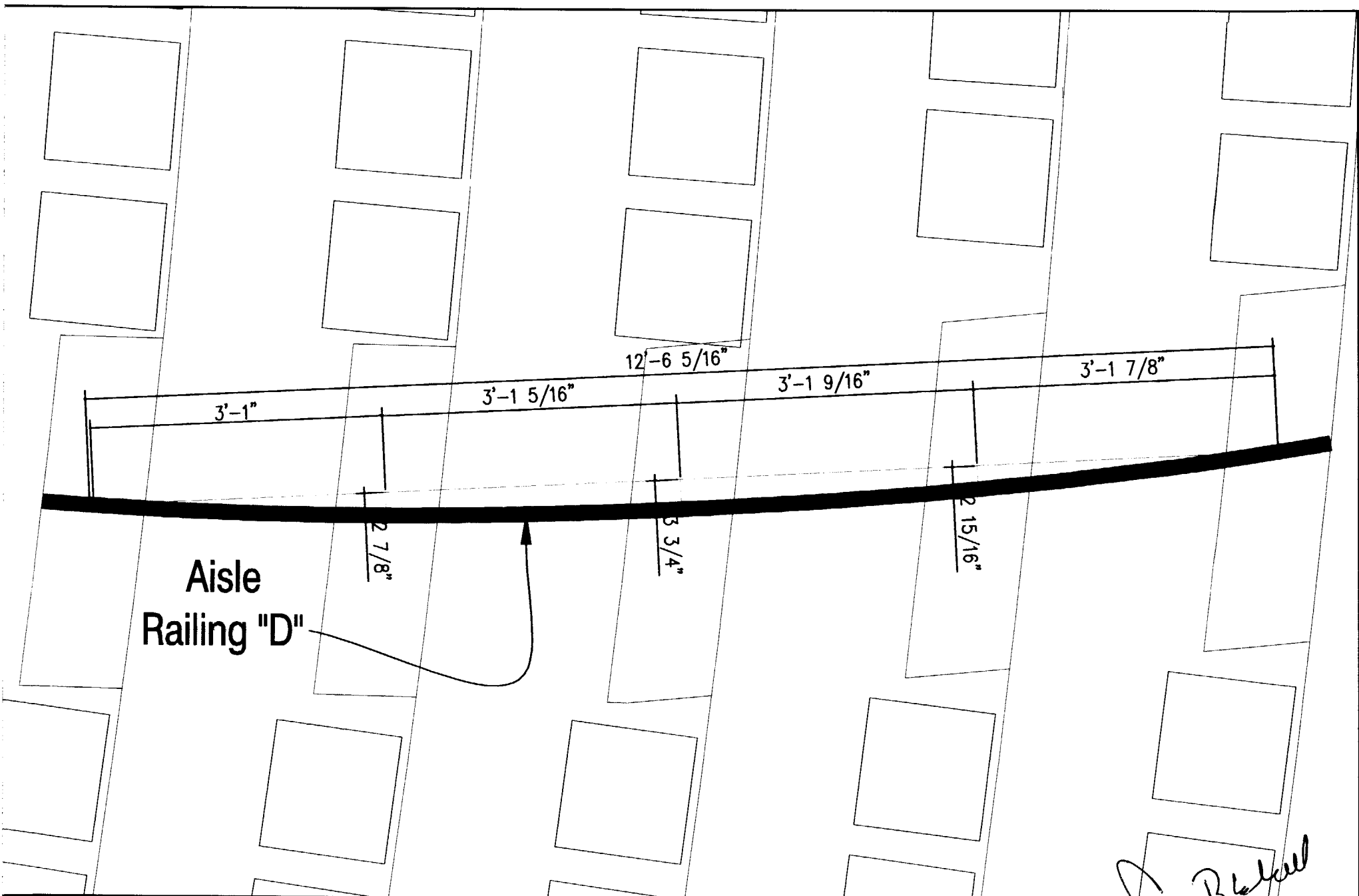
Portland Stage Company Portland Maine		revision #/ date Revision Reason	
New Center Aisle Railings Railing C			
		date 4-11-08	drawn by: 3/4" = 1'-0"

**TLA** THERIAULT/LANDMANN  
ASSOCIATES

Tel: (207) 842-6200  
Fax: (207) 842-6271  
1 (800) 222-2283

118 Congress St. Portland, ME 04101





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

**TLA** THERIAULT/LANDMANN  
ASSOCIATES

Tel: (207) 842-6280  
Fax: (207) 842-6271  
118 Congress St. Portland, ME 04101 1 (800) 223-2223



Sheet number  
**A7**

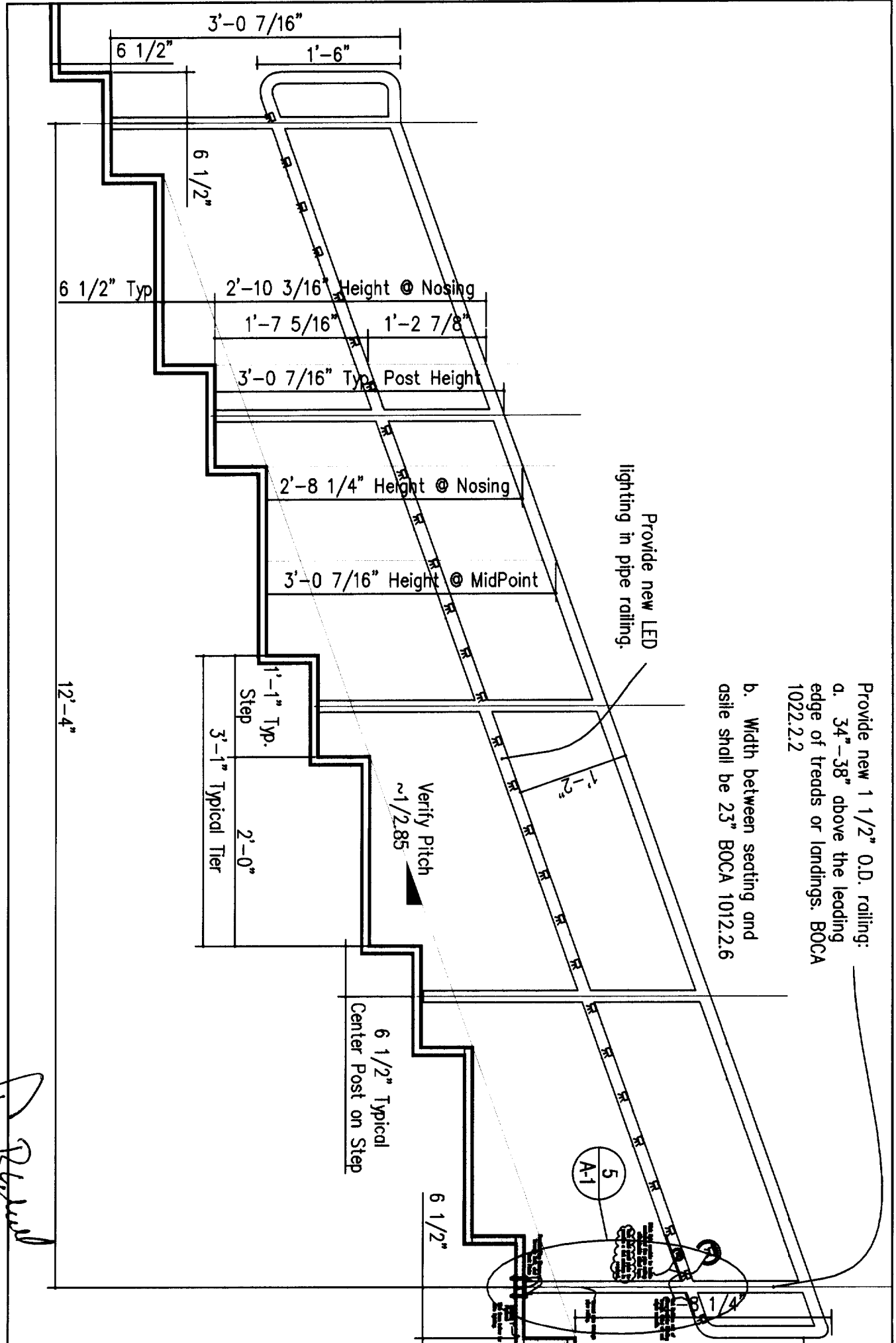
Project no.

**PROGRESS SET NOT FOR CONSTRUCTION**

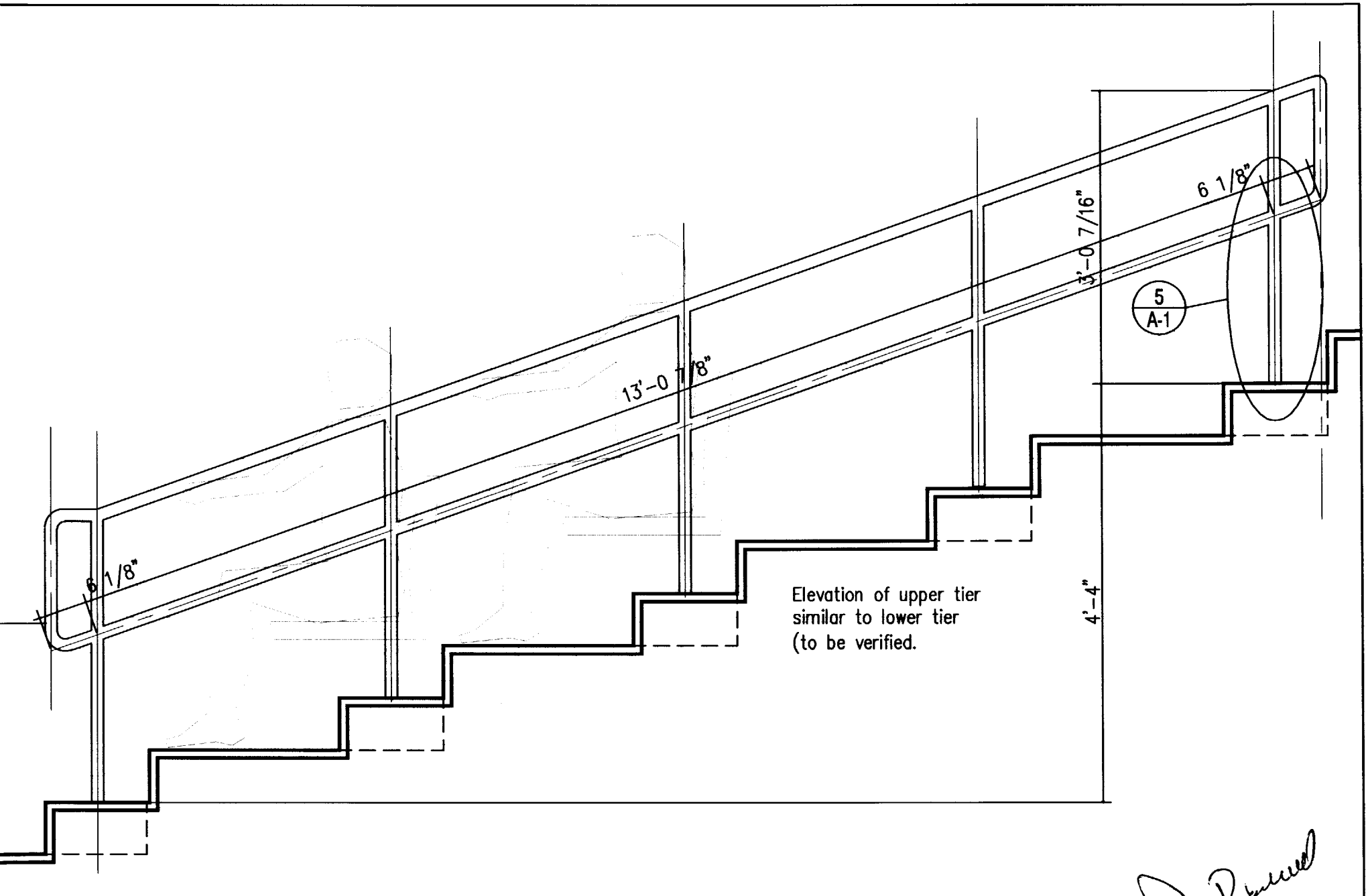
Portland Stage Company  
Portland Maine  
New Center Asile Railings  
Lower Tier Railing Section

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

**TLA** THERIAULT/LANDMANN ASSOCIATES  
118 Congress St. Portland, ME 04101  
Tel: (207) 848-0300 Fax: (207) 848-0774  
Toll Free: (800) 252-2282



*Paul Peterson*



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

*Paul B...*

**A8**  
sheet number

PROGRESS SET NOT FOR CONSTRUCTION

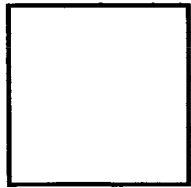
Portland Stage Company  
Portland Maine

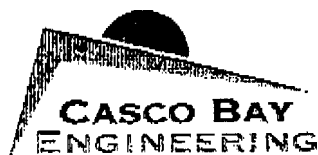
New Center **Asile** Railings  
Upper Tier Railing Section

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) 232-2223





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

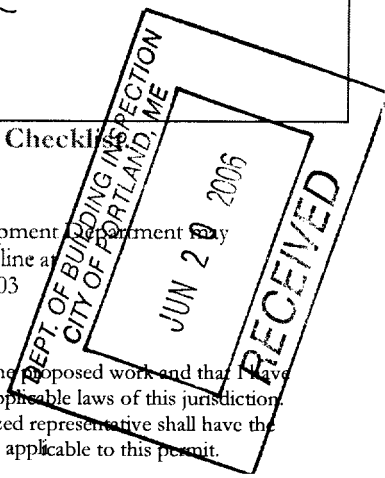
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>55A 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# <u>37</u> Block# <u>A</u> Lot# <u>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> CofO 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>1) 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: <u>Portland Stage Co.</u> <u>P.O. Box 1458</u> <u>Portland, ME 04104</u> Phone: <u>774-1043 x102</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](http://www.portlandmaine.gov), stop to 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 (chance walls)
- 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 IECC 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

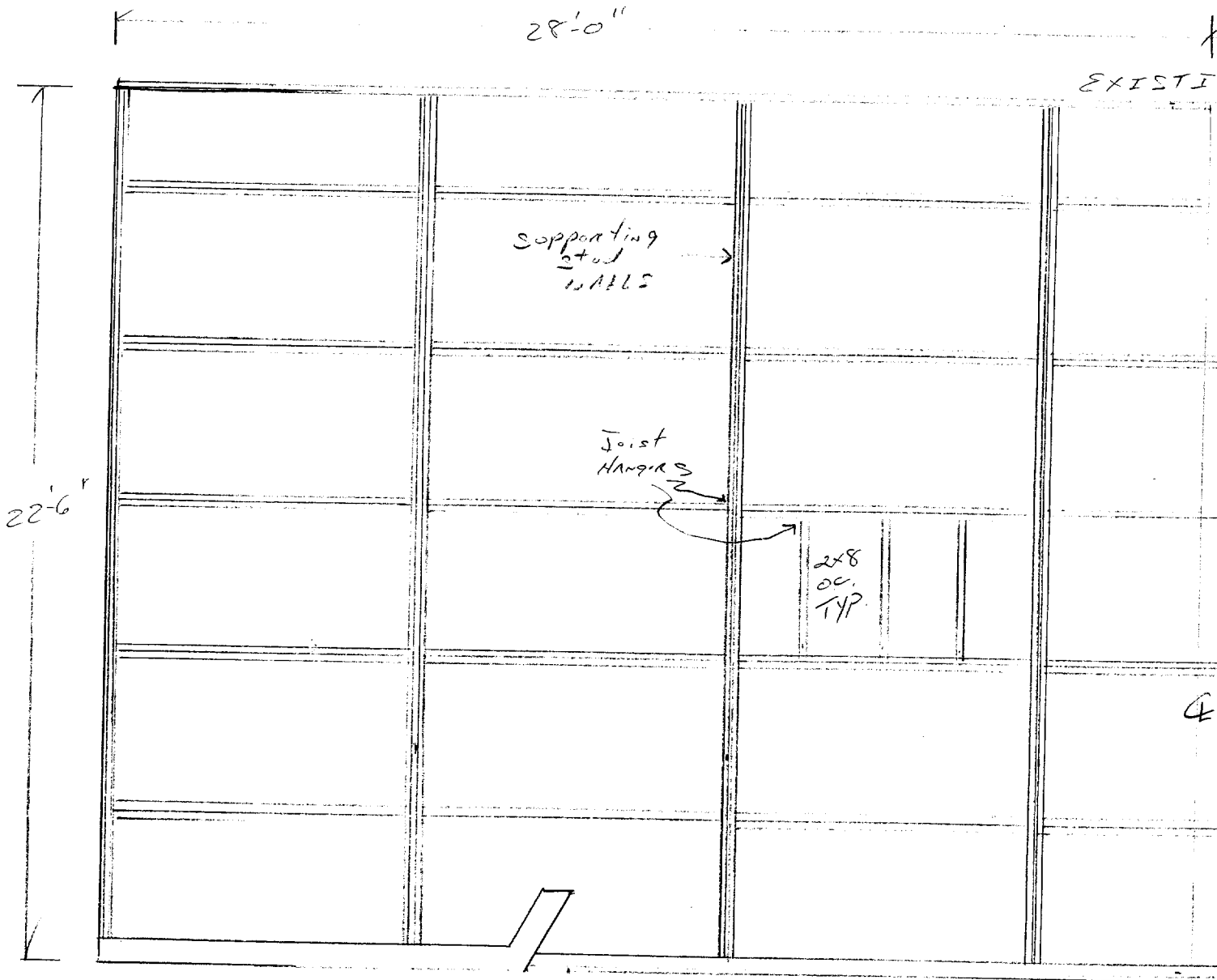
**A Minor Site Plan Review** is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

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

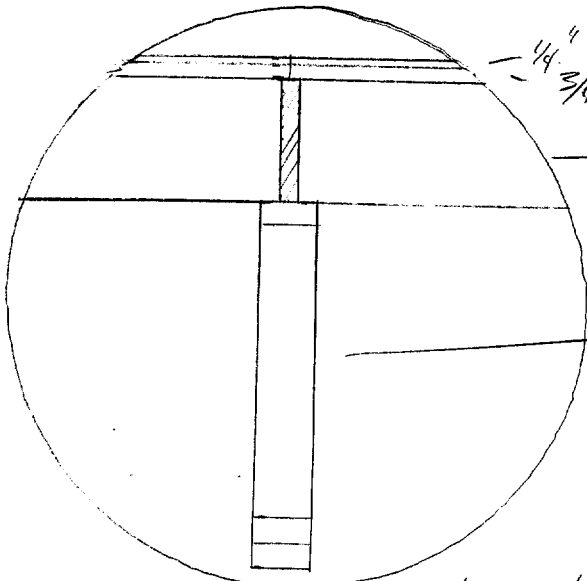
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building 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.



8'-0"  
OC.  
TYP.



1/4" MDF  
3/4" Plywood  
2x4

2x4 Stud wall  
- DOUBLE bottom plate  
- VERTICAL 2x4 32" ON CENTER

section through stud walls scale: 1" = 1'-0"



# 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.

- WA Footing/Building Location Inspection; Prior to pouring concrete
- WT Re-Bar Schedule Inspection: Prior to pouring concrete
- WA 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.

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

[Signature]  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

[Signature]  
Signature of Inspections Official

\_\_\_\_\_  
Date

CBL: 37A 22

Building Permit #: 7.25.06 06 0885