

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK PERMIT ISSUED
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BU **PERMIT** ICTION

NOV 24 2009

Permit Number: 091233

City of Portland

This is to certify that Portland Stage Company /n/ a
 has permission to Change of use from retail (art gallery) to assembly (performance workshop), also adding door and making modi
Sections to bathroom
 AT 25 Forest Ave CE 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 written permission procured before this building or part thereof is lath or other used-in. 2 HO 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. CAPT. R. Gauthier

Health Dept. _____

Appeal Board _____

Other _____

Department Name

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: 09-1233	Issue Date:	CBL: 037 A022001
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Location of Construction: 25 Forest Ave	Owner Name: Portland Stage Company	Owner Address: Po Box 1458	Phone: 207-774-1053
Business Name:	Contractor Name: n/a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3C

Past Use: Commercial / Retail <i>Space # 3</i>	Proposed Use: Commercial / Change of use from retail (art gallery) to assembly (performance / workshop), also adding door and making modifications to bathroom.	Permit Fee: \$195.00	Cost of Work: \$10,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: <i>A-1</i> Type: <i>3B</i> <i>IBC-2003</i>	

Proposed Project Description: Change of use from retail (art gallery) to assembly (performance / workshop), also adding door and making modifications to bathroom. <i>Theater / performance.</i>	Signature: <i>(Signature)</i>	Signature: <i>(Signature) 4/24/09</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: <i>gg</i>	Date Applied For: 11/03/2009	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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"/> <i>OK w/ conditions</i> Date: <i>11/16/09</i> <i>Agm</i>	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 landmark. <input type="checkbox"/> Not in District or Landmark <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 <i>Any exterior work</i> Date: <i>requires a separate</i> <i>review & approval</i> <i>thru Historic</i> <i>Preservation</i>
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PERMIT ISSUED

NOV 24 2009

City of Portland

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

BUILDING PERMIT INSPECTION PROCEDURES

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

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.

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.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Camilla Barrantes
Signature of Applicant/Designee

11/24/09
Date

[Signature]
Signature of Inspections Official

11/24/09
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1233	Date Applied For: 11/03/2009	CBL: 037 A022001
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Location of Construction: 25 Forest Ave	Owner Name: Portland Stage Company	Owner Address: Po Box 1458	Phone: 207-774-1053
Business Name:	Contractor Name: n/ a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial / Change of use from retail (art gallery) to theater/performance /workshop (assembly), also adding door and making modifications to bathroom.	Proposed Project Description: Change of use from retail (art gallery) to theater/performance /workshop (assembly), also adding door and making modifications to bathroom.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/06/2009

Note: **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 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:** Jeanine Bourke **Approval Date:** 11/24/2009

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 11/09/2009

Note: **Ok to Issue:**

- 1) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 2) Fire Alarm system shall be maintained.
If system is to be off line over 4 hours a fire watch shall be in place.
Dispatch notification required 874-8576.
- 3) The fire alarm system shall comply with NFPA 72 and Fire Department Technical Standard. A compliance letter is required.
- 4) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance.
Compliance letters are required.
- 5) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
- 6) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.
- 7) Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.
- 8) Sprinkler protection shall be maintained.
Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.

Location of Construction: 25 Forest Ave	Owner Name: Portland Stage Company	Owner Address: Po Box 1458	Phone: 207-774-1053
Business Name:	Contractor Name: n/ a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

9) All construction shall comply with NFPA 101

Comments:

11/24/2009-jmb: Spoke with Anita at PS to verify the new rear egress stairs to be built to IBC 2003 as noted on plans. The single door is existing.



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>25 FOREST AVENUE, PORTLAND</u>		
Total Square Footage of Proposed Structure/Area <u>1490 sq ft.</u>		Square Footage of Lot <u>18575 sq ft.</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>37 A 22</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Portland Stage Company</u> Address <u>25A Forest Ave.</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207-774-1043</u> <u>x 102</u>
Lessee/DBA (If Applicable) <u>Same</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: \$ <u>75.00</u> Total Fee: \$ <u>Change of Use</u>
Current legal use (i.e. single family) <u>Retail Storefront</u> If vacant, what was the previous use? <u>Art Gallery</u> Proposed Specific use: <u>Theater Program for Kids, Affiliated w/ Portland Stage Assembly</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Conversion of a former art gallery to a performance/workshop space for a theater program for children. Adding door + making modifications to existing bathroom.</u>		
Contractor's name: <u>N/A</u> Address: _____ City, State & Zip _____ Telephone: _____		
Who should we contact when the permit is ready: <u>Camilla Barrantes</u> Telephone: <u>774-1043 x 102</u> Mailing address: <u>Portland Stage Company, PO Box 1458 Portland, ME 04104</u>		

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: Camilla J Barrantes Date: 11/3/09

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

RECEIVED

NOV - 3 2009

Dept. of Building Inspections
City of Portland Maine

319 Fee
130.00
75.00
195.00
+ call

PORTLANDSTAGE

where great theater lives

LOCATED AT 25A FOREST AVENUE
IN THE HISTORIC ARTS DISTRICT

November 2, 2009

Building Inspections Division
City of Portland
389 Congress Street
Portland, ME 04101

To Whom It May Concern:

Portland Stage Company is requesting a building permit for a change of use for one of the ground floor storefronts in the building that we own. Portland Stage Company has the opportunity to use that space to expand its programs to include a theater education program for kids that would include performances and readings for children followed by workshops. The program may develop later to include vacation week readings and workshops as well as summer vacation workshops.

The space in question, 25 Forest Avenue, has previously been used as a retail storefront, most recently as an art gallery. It contains an existing bathroom and back room space. Portland Stage proposes installing an additional doorway into the main theater vestibule adjacent to the space. That would allow access to the handicapped accessible public bathrooms associated with 5 (one handicapped equipped) stalls in the women's bathroom and four urinals and one stall in the men's bathroom.

We have already met with the State Fire Marshal and have the necessary permit from his department. In addition, we have met with Keith Gautreau of the Portland Fire Department and have included all of his suggestions on the plans.

We believe that we have included all of the necessary documentation. If you need additional information, please feel free to call me at 774-1043, Ext. 102. Thank you for your attention.

Sincerely,



Camilla Barrantes
Managing Director



State of Maine
Department of Public Safety
Construction Permit



Not
Reviewed
for Barrier
Free

18686

Sprinkled
Sprinkler Supervised

PORTLAND STAGE COMPANY THEATER FOR KIDS

Located at: 25 FOREST AVENUE

PORTLAND

Occupancy/Use: ASSEMBLY CLASS C

Permission is hereby given to:

PORTLAND STAGE COMPANY

PO BOX 1458
PORTLAND, ME 04104

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved.

No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 .

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 28 th of April 2010

Dated the 29 th day of October A.D. 2009

Commissioner

Copy-1 Owner

Comments:

PORTLAND STAGE COMPANY

PO BOX 1458
PORTLAND, ME 04104



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
- N/A* Detail of any new walls or permanent partitions
- N/A* Floor plans and elevations
- 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.
- N/A* Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

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 existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

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)

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - N/A a) Suppression system
 - N/A b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- N/A Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

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 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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

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

PORTLANDSTAGE

where great theater lives

LOCATED AT 25A FOREST AVENUE
IN THE HISTORIC ARTS DISTRICT

Fire Department Requirements

1. Physical Address: Portland Stage Company
25 A Forest Avenue
Portland, ME 04101

Mailing Address: Portland Stage Company
PO Box 1458
Portland, ME 04104

Contact Information: Camilla Barrantes, Managing Director
774-1043 Ext. 102

No project architect.
2. Assembly for Theater for Kids Program (ages 4 through 13)
3. Square footage of space – 1490 +/- (one story only) – ground floor
4. Fully sprinkled – letter from Eastern Fire attached
Fire monitoring system in place – letter from Protection One attached
Horn strobes & lights, pull stations indicated on plan
5. Life Safety Plan
 - a. Door and frame to basement stairwell to be one-hour rated
 - b. Fire extinguishers, emergency lighting, exit signs indicated on drawings

SEE TICKETS 207-774-0405 www.portlandstage.org

P.O. BOX 1458, PORTLAND, ME 04104 | PHONE: 207.774.1043 | FAX: 207.774.0576 | info@portlandstage.org



www.ProtectionOne.com

Your World Is Worth Protecting®

October 29, 2009

Ms. Cami Barrantes
Portland Stage Company
25 Forest Avenue
Portland, Maine 04101

Dear Ms. Barrantes:

I'm writing to inform you that the fire system equipment at the Portland Stage Company located at 25 Forest Avenue, Portland, Maine 04101 was installed in accordance with NFPA 72, *National Fire Alarm Code*. Portland Stage Company is under contract with Protection One for maintenance of the system as well as annual inspection in accordance with NFPA 72, *National Fire Alarm Code*.

Sincerely,

Robin Russell
Commercial Security Consultant
Protection One

**EASTERN
FIRE
SERVICES
INCORPORATED**



**FIRE SUPPRESSION AND DETECTION
SAVE LIVES AND PROPERTY**

FIRE SPRINKLER • FIRE ALARM • CLEAN AGENT

AUBURN PHONE (207) 795-6314 • AUBURN FAX (207) 782-0566
BANGOR PHONE (207) 942-8014 • BANGOR FAX (207) 942-5202
170 KITTY HAWK AVE. • P. O. BOX 1582 • AUBURN, ME 04211-1582

DATE: OCTOBER 30, 2009

**TO: PORTLAND FIRE DEPARTMENT
380 CONGRESS STREET
PORTLAND, MAINE 04101-3513**

**ATTENTION: CAPT. KEITH GAUTREAU
PHONE: 207-874-8400 OFFICE
FAX: 207-874-8410
E-MAIL: gec@portlandmaine.gov
FROM: GARY L. DARLING**

**SUBJECT: FIRE SPRINKLER SYSTEM COVERAGE LETTER FOR:
PORTLAND STAGE COMPANY'S
THEATRE FOR KIDS SPACE @ 25 FOREST AVENUE – PORTLAND, MAINE**

EASTERN FIRE SERVICES INSTALLED FIRE SPRINKLER COVERAGE BELOW THE NEW FIRE RATED ACOUSTICAL CEILING IN THE RE-WORKED PORTLAND STAGE COMPANY'S THEATRE FOR KIDS SPACE ON FOREST AVENUE. FIRE SPRINKLER WATERFLOW SIGNAL GOES TO THE FIRE ALARM PANEL AND PROTECTION ONE IS THE LISTED CENTRAL STATION.

THE REQUIRED SYSTEM INFORMATION TAG ON THE RISER AS WELL AS CAMY RECEIVING OUR 2-PAGE TEST REPORT AFTER EACH QUARTERLY VIST.

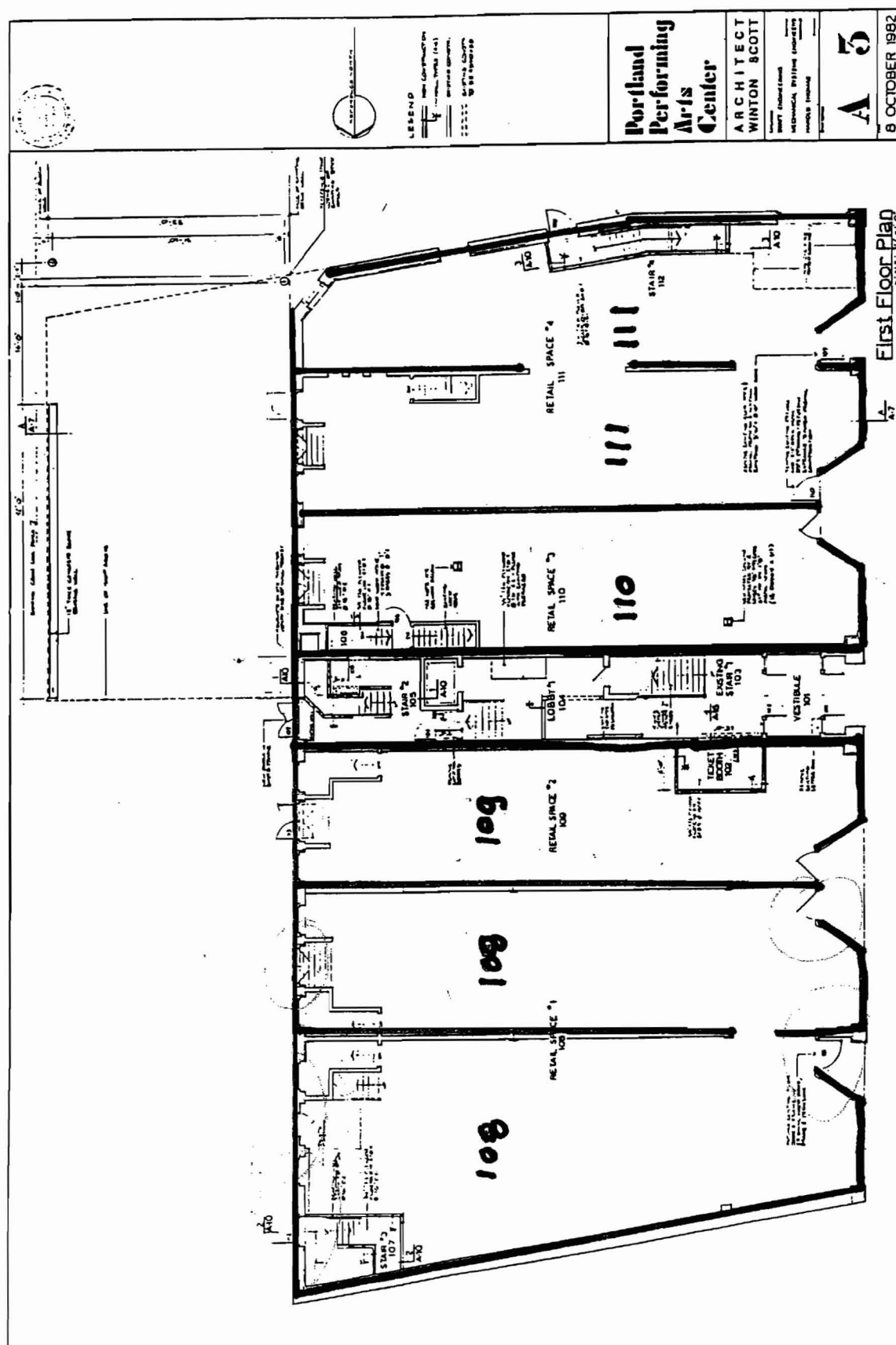
EASTERN FIRE SERVICES HAS CONDUCTED QUARTERLY TESTING ON THE INSTALLED FIRE SPRINKLER SYSTEM THAT COVERS THE PORTLAND STAGE FOR SEVERAL YEARS.

PLEASE CALL ME AT EASTERN SPRINKLER SERVICES AUBURN, ME OFFICE, WITH ANY QUESTIONS.

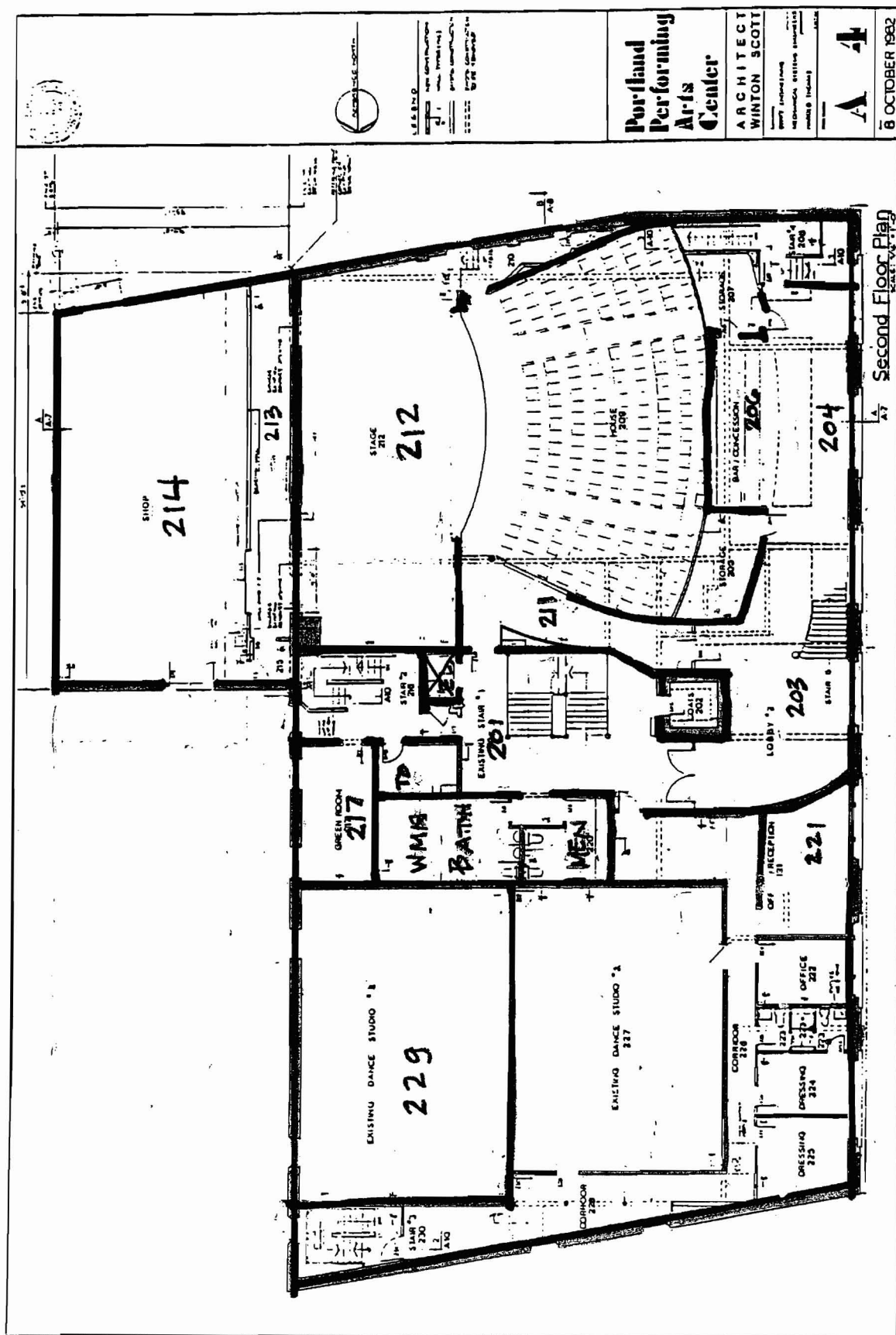
SINCERELY,

**GARY L. DARLING
TESTING/SERVICE/DAYWORK/BACKFLOW SALES**

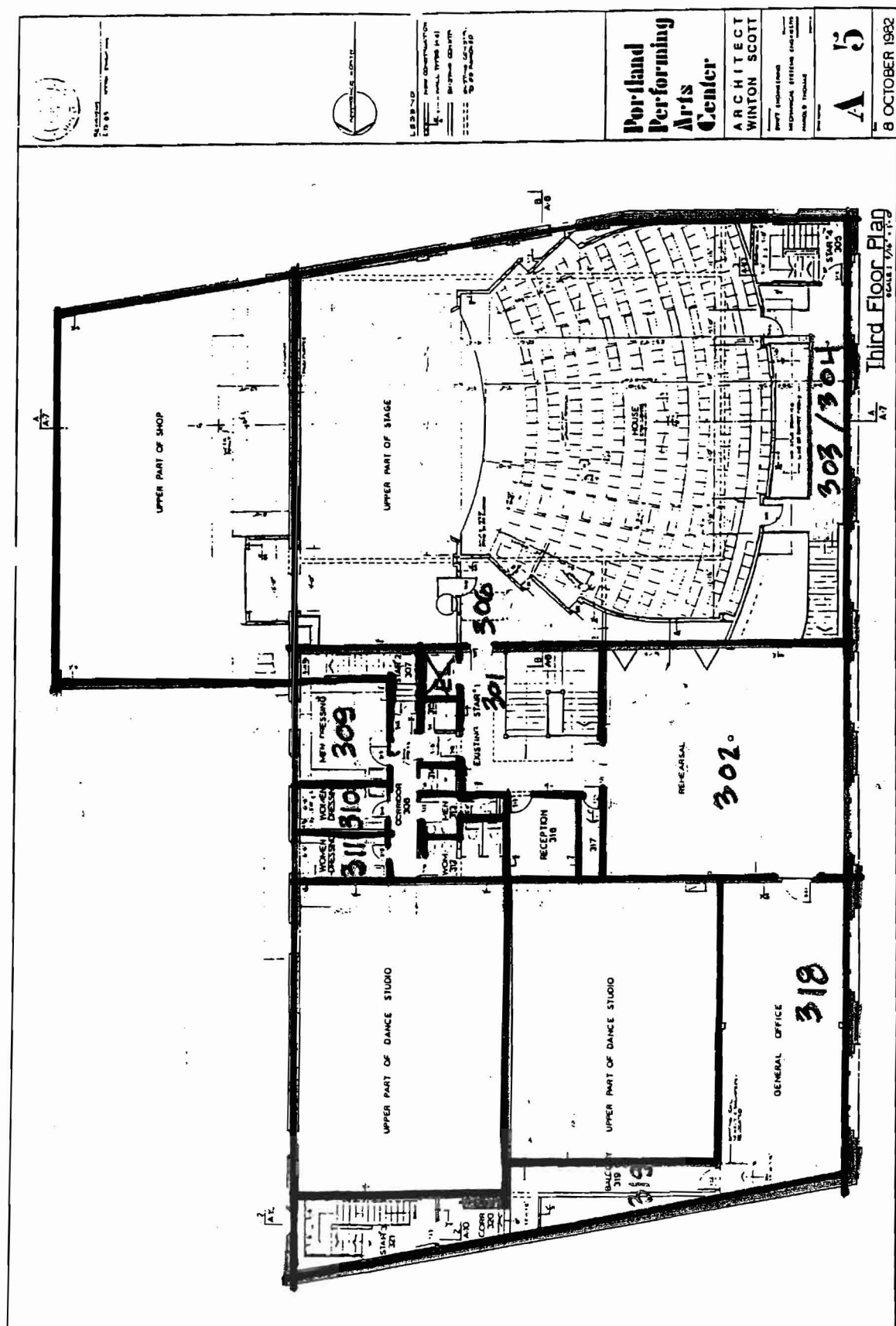
SUBJECT PROPERTY FIRST FLOOR PLAN



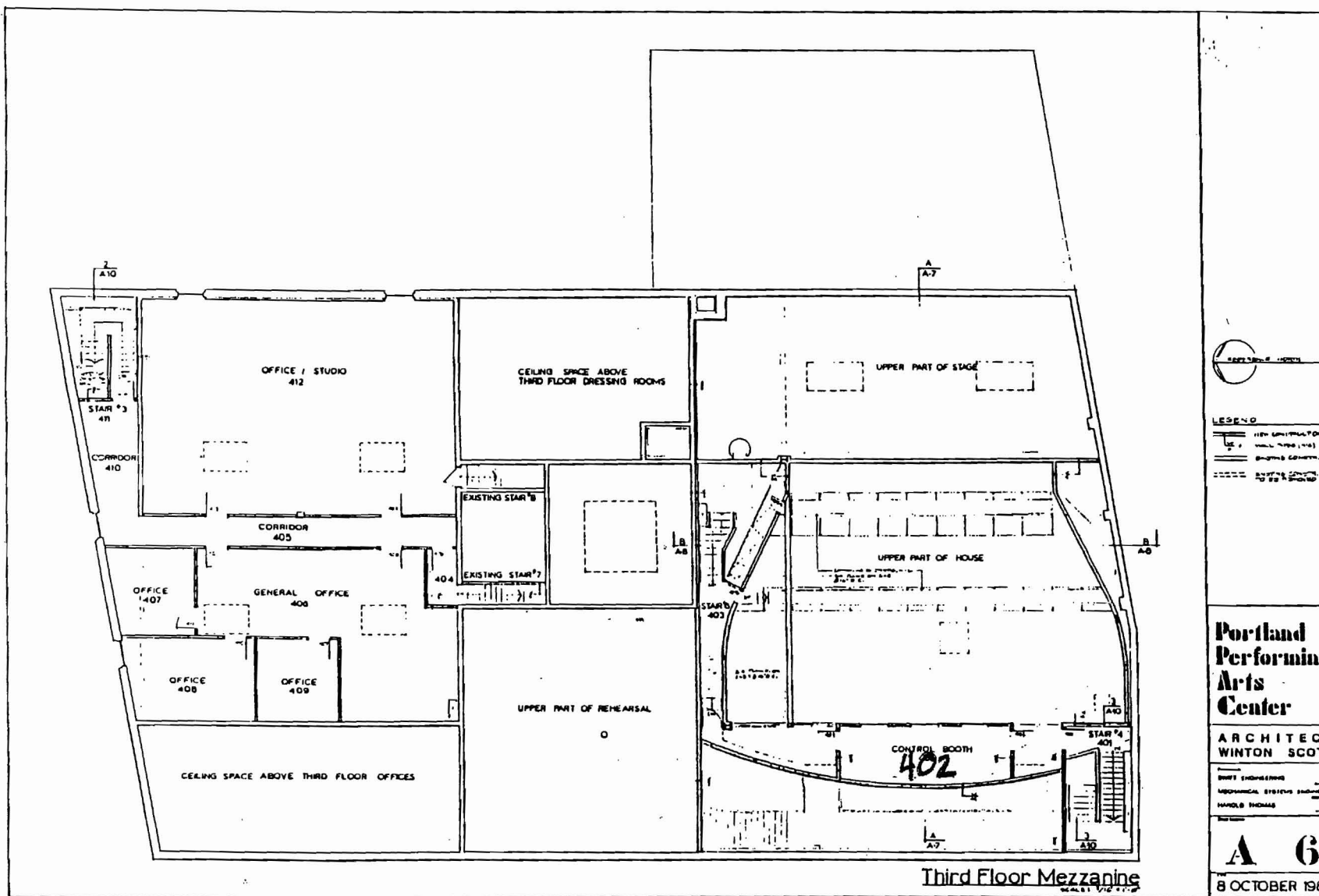
SUBJECT PROPERTY SECOND FLOOR PLAN

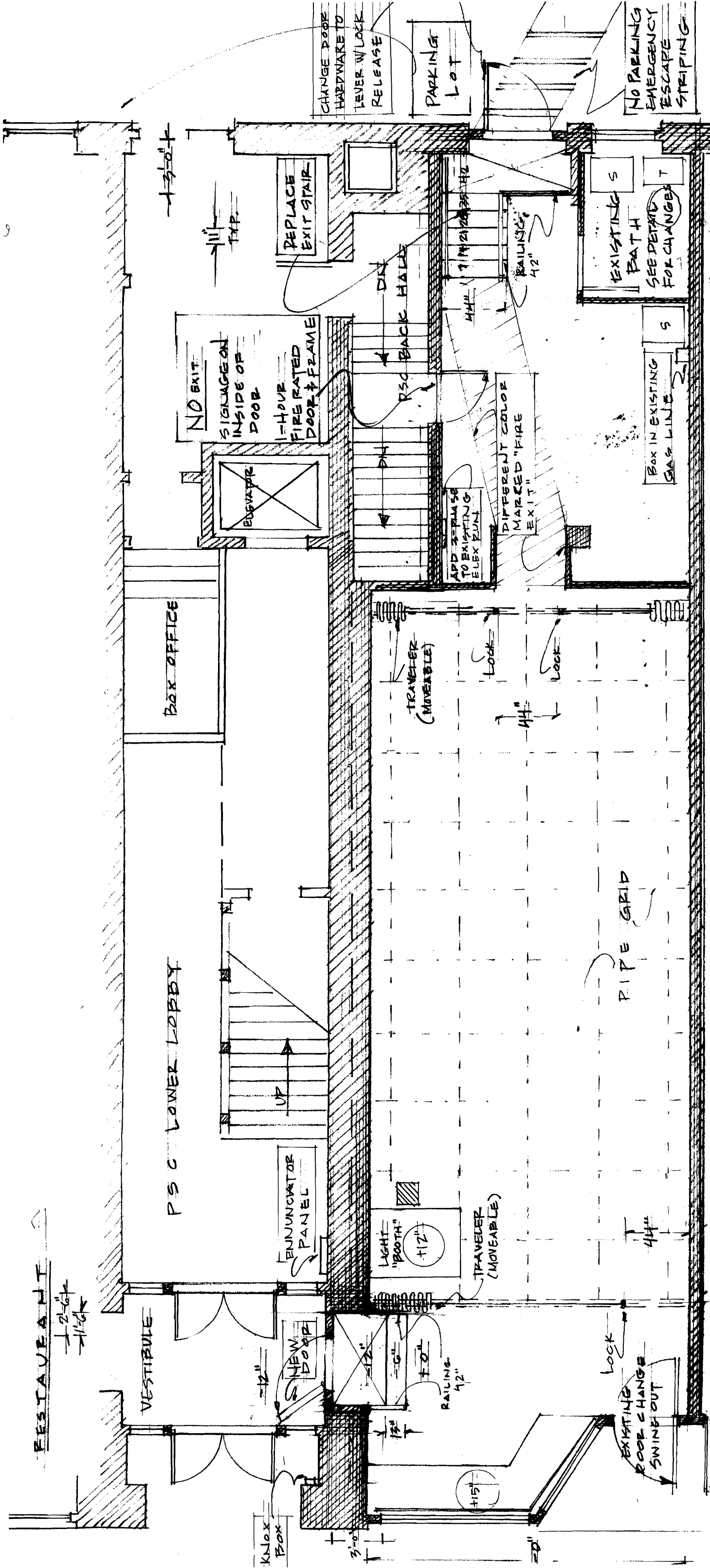


SUBJECT PROPERTY THIRD FLOOR PLAN



SUBJECT PROPERTY MEZZANINE FLOOR PLAN





- FULLY SPRINKLED
- FIRE SYSTEM FULLY MONITORED
- ACCESS TO PSC BATHROOMS ON 2ND FLOOR
- HVAC SYSTEM SPECIFIC TO SPACE

SUSIE KONKEL
 THEATER FOR KIDS
 SCALE: 3/10" = 1'-0"

11/24/09 per Anita @ PS
 New stair per IBC 2003 7/11 NO NOSING
 42" Guard 34"-38" Rails both sides
 36" Landing

CHANGE POPE
 HARDWARE TO
 LEVER W/ LOCK
 RELEASE

PARKING
 Lot

NO PARKING
 EMERGENCY
 ESCAPE
 STRIPING

REPLACE
 EXIT STAIR

NO EXIT
 SIGNAGED ON
 INSIDE OF
 DOOR
 1-HOUR
 FIRE RATED
 DOOR & FRAME

ELEVATOR

PSC BACK HALLS

ADD SIGNAGE
 TO EXISTING
 ELEVATOR

DIFFERENT COLOR
 MARKED "FIRE
 EXIT"

BOX IN EXISTING
 GAS LINE

EXISTING
 BATH
 SEE DETAIL
 FOR CHANGE

Box OFFICE

PSC LOWER LOBBY

ANNUNCIATOR
 PANEL

LIGHT
 "BOOTH"
 +12"

TRAVELER
 (MOVEABLE)

PIPE GRID

40'-0"

4'-2"

6'-0"

EXISTING
 DOOR CHANGE
 SWING OUT

RESTAURANT
 2'-6"
 1'-6"

KNEX
 BOX

3'-0"

2'-0"

TYP.

1'-3'-0"

44"

44"

Lock

Lock

Lock

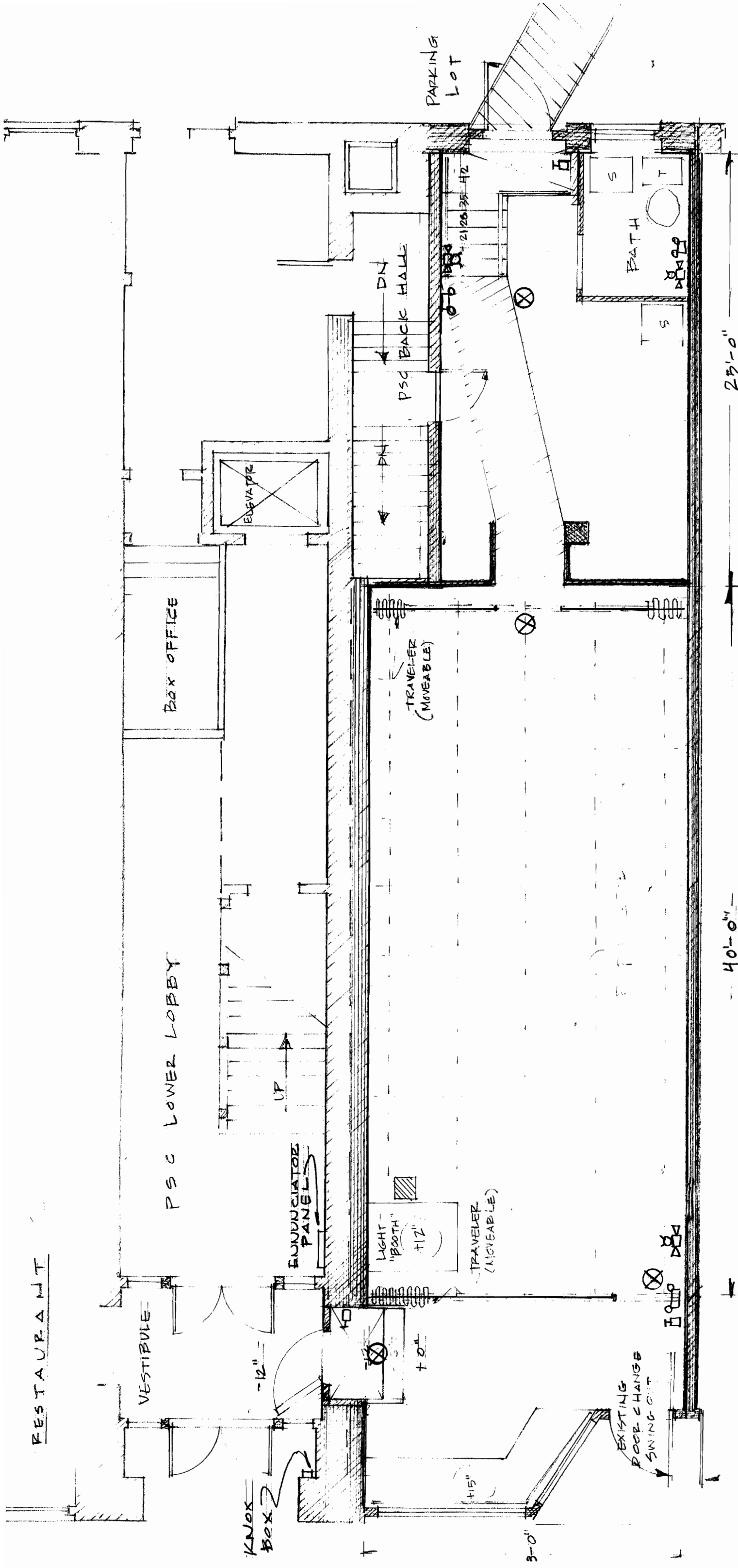
TRAVELER
 (MOVEABLE)

RAILING
 42"

42"

42"

42"



SUSIE KONKEL
 THEATER FOR KIDS
 SCALE: 3/16" = 1'-0"
 FIRE EXIT SIGNS, PULL STAS.
 HORN STROBES & EMERG. LTS.

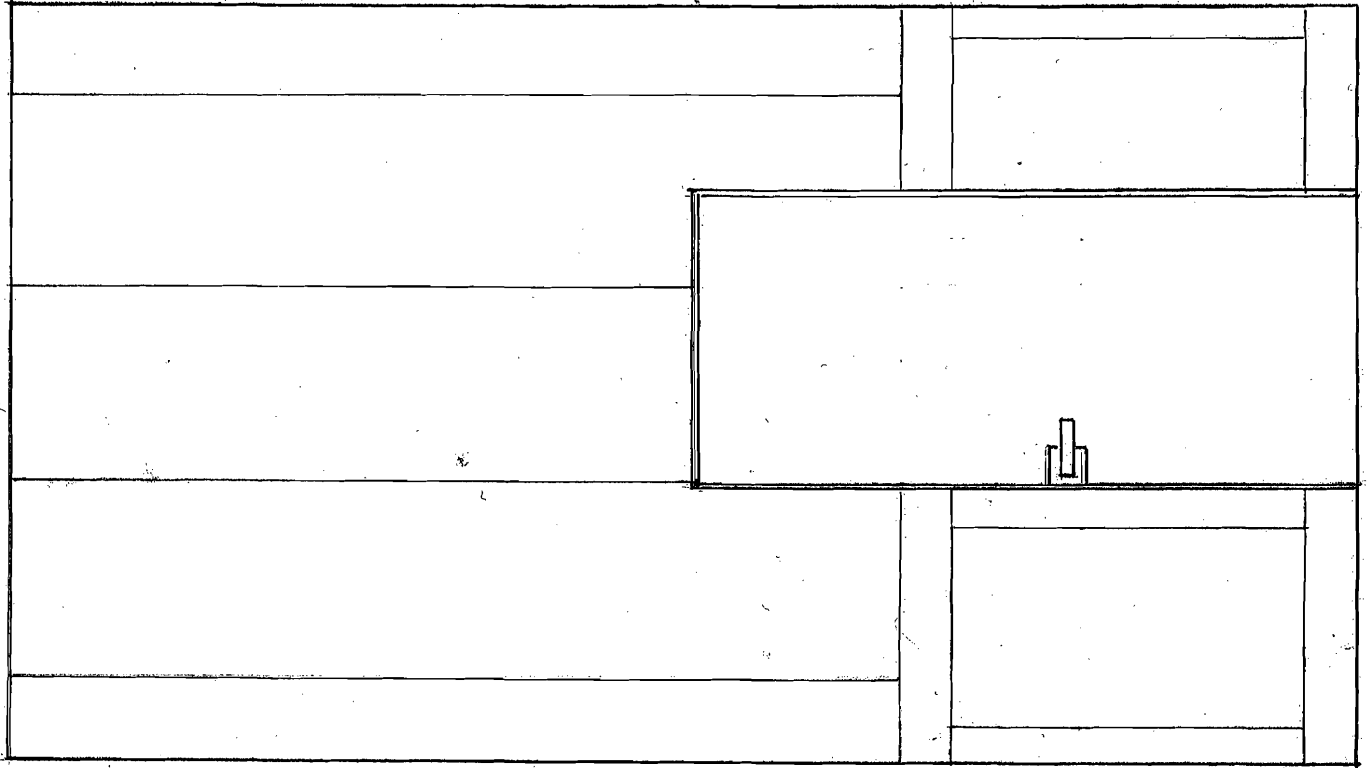
- TRAVELERS BUILT TO EXTEND ONLY AS FAR AS WOULD LEAVE 44" OPENING
- FRONT OF SPACE 14'-4" WIDE
- 2 PANELS BACK OF SPACE 7'-2" WIDE EACH
- STROBE/PULL STATION/EMERGENCY LIGHTS/EXIT SIGNS REVIEWED BY PROTECTION ONE AND ULDEE ASSOC. ELECTRICS

23'-0"

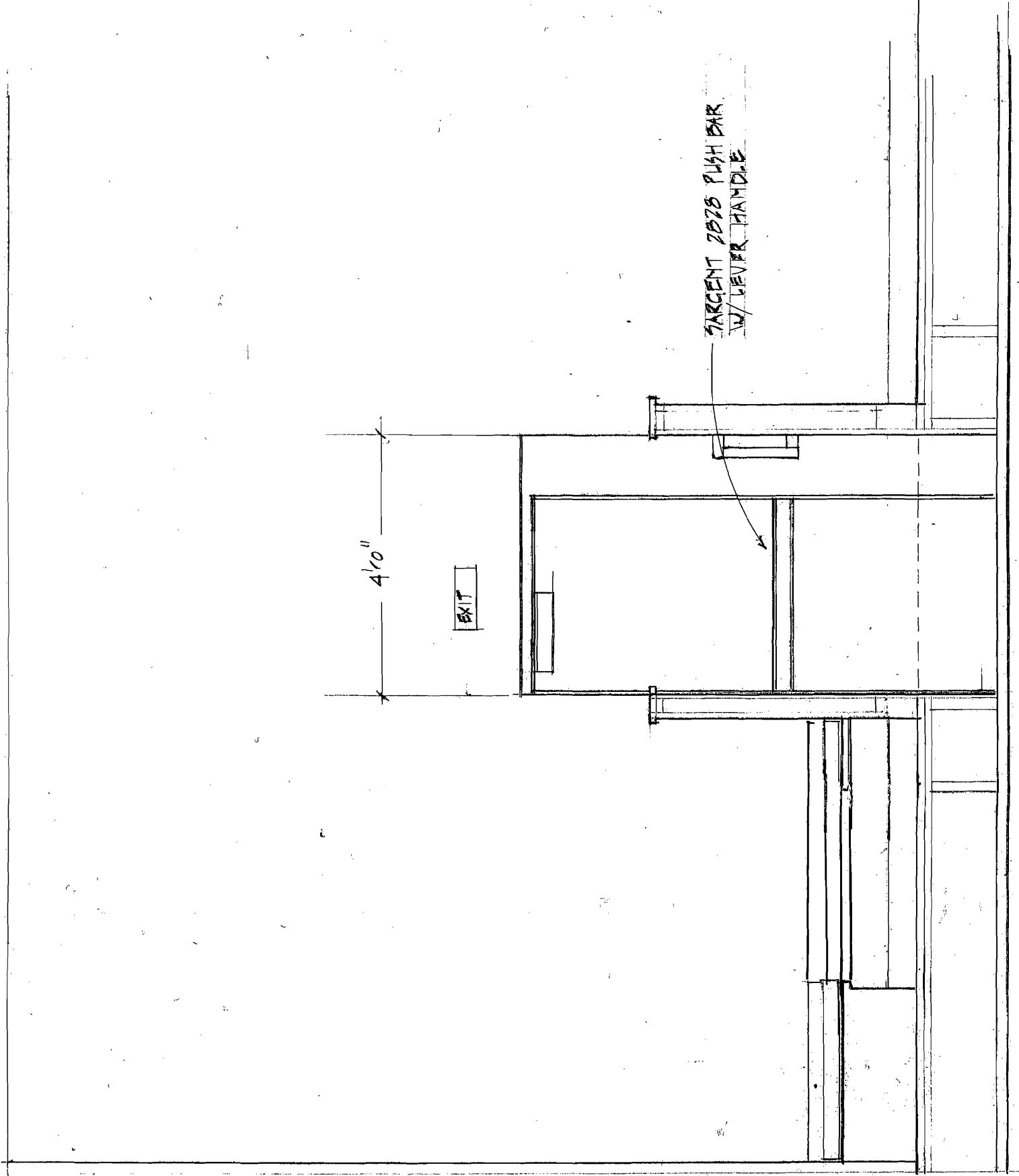
40'-0"

11'-6" 4'-2"

1'-0" 6'-6"



3' 0"

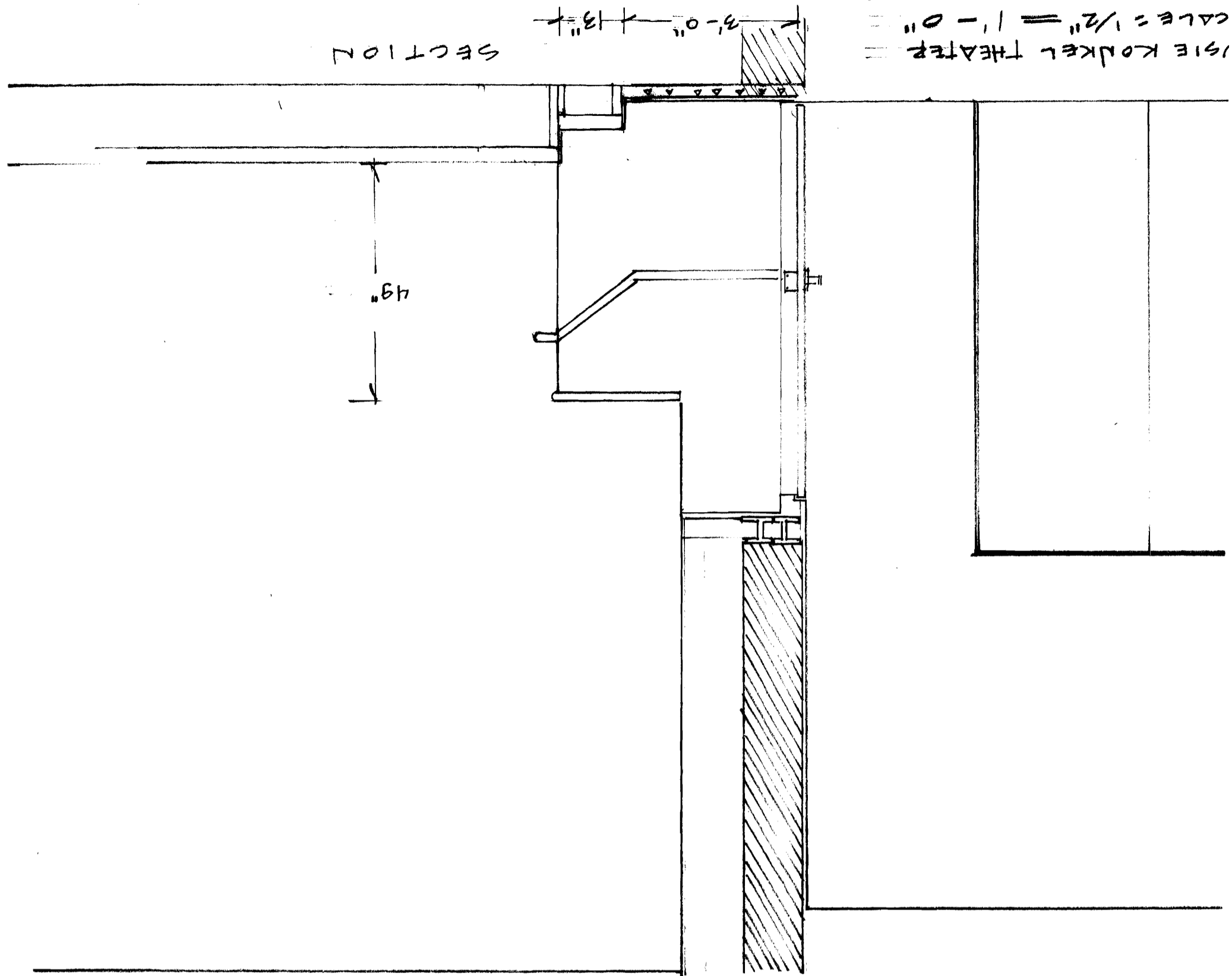


SUSIE KONKEL THEATER FOR KIDS
DOOR TO BE ADDED

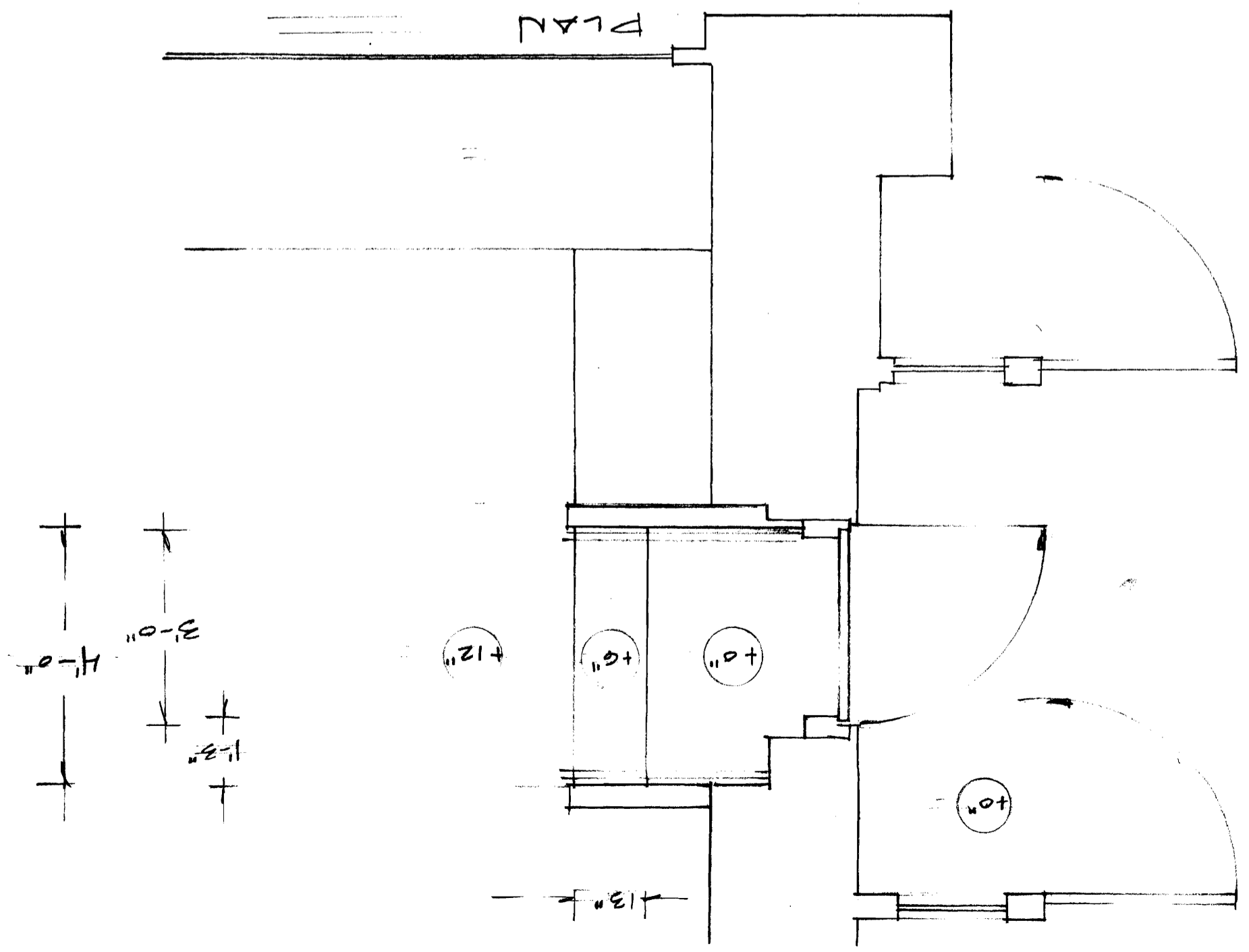
SCALE 1/2" = 1'-0"

SCALE = 1/2" = 1'-0"

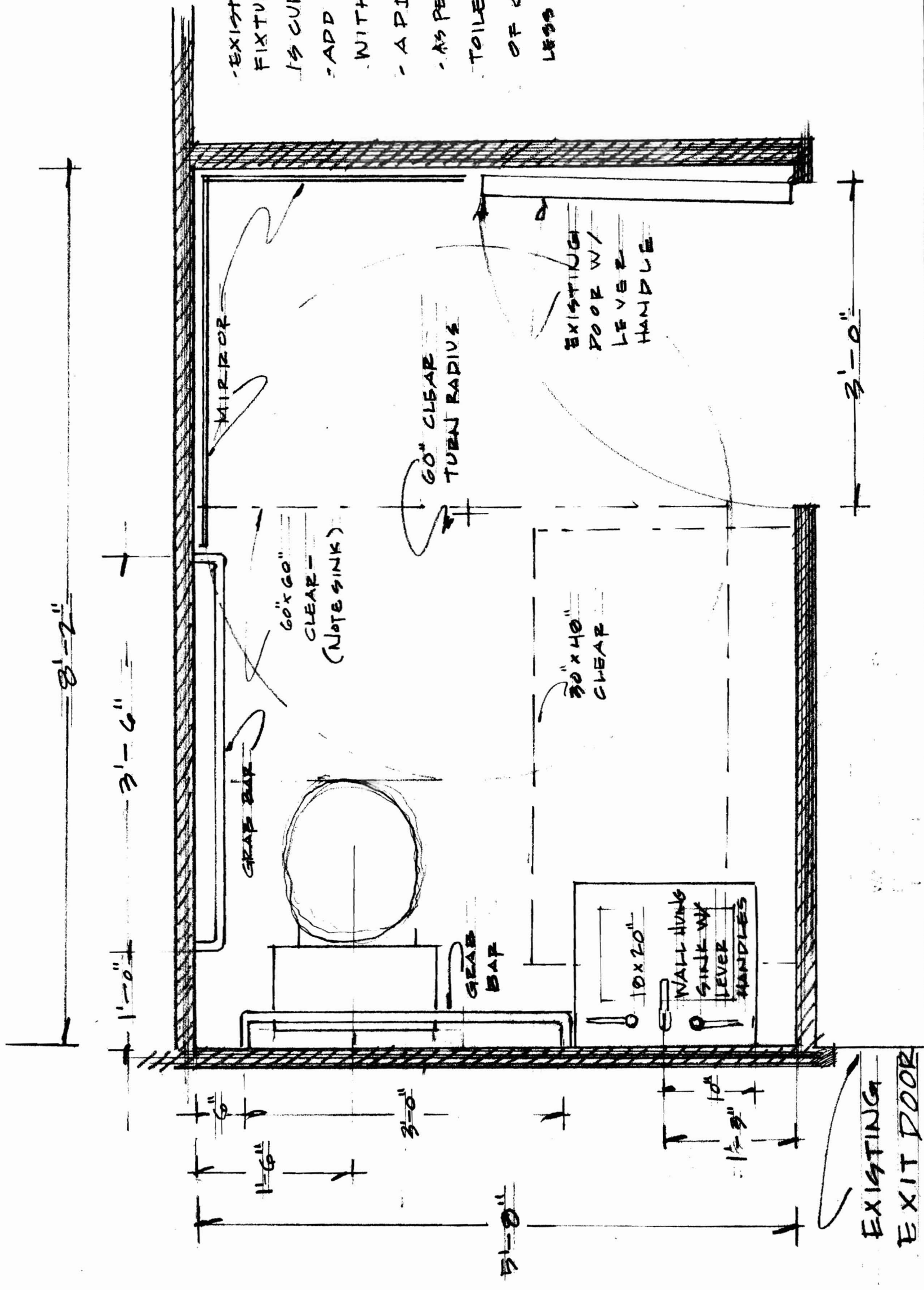
SECTION



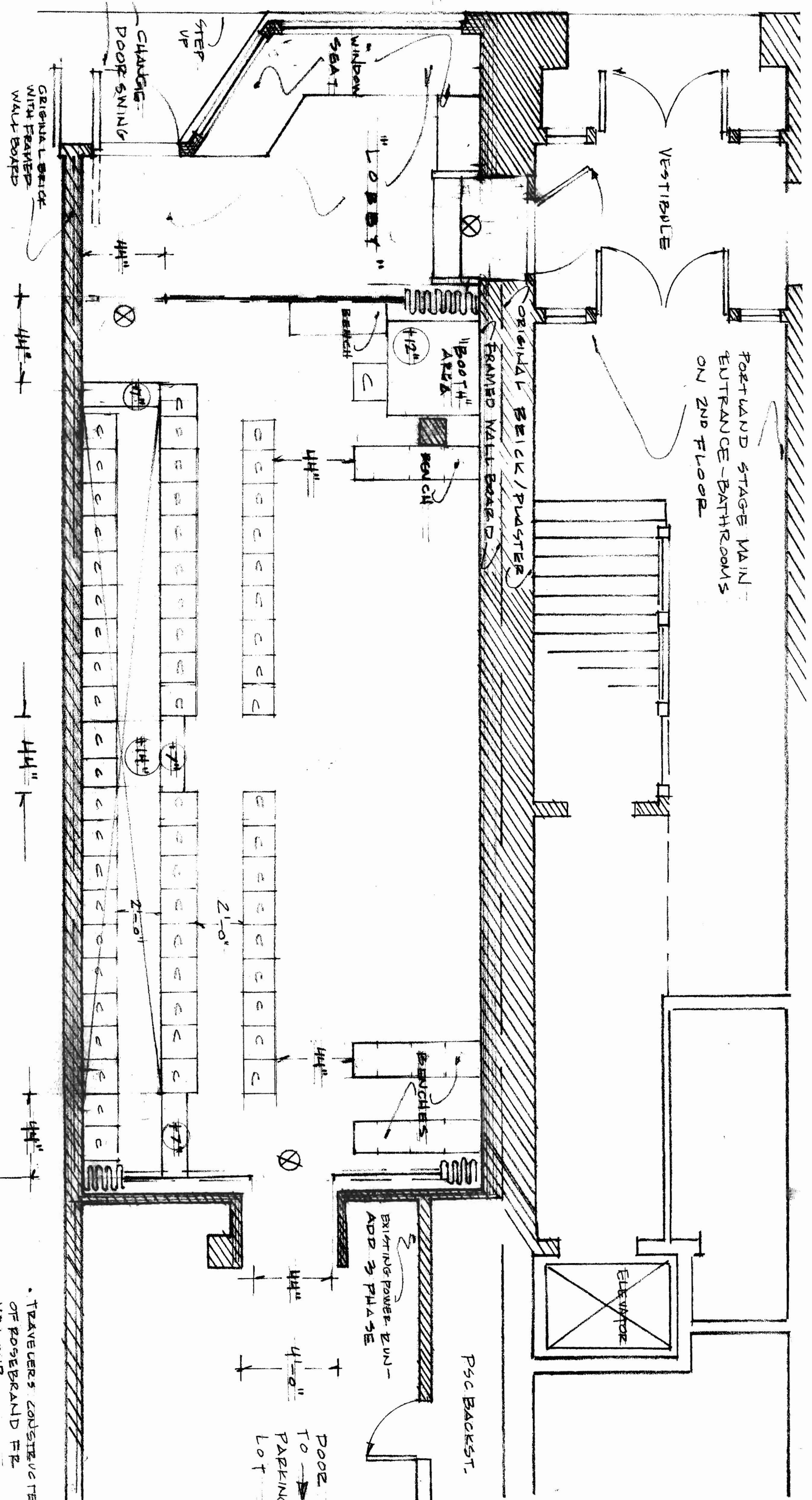
PLAN



- EXISTING BATHROOM FIXTURES WHERE ROOM IS CURRENTLY PLUMBER
- ADD NEW WALL-HUNG SINK WITH LEVER HANDLES
- ADD 2 NEW GRAB BARS
- AS PER F.M. HEIGHT OF TOILET TO MEET NEEDS OF CHILDREN TO BE LESS THAN 19"



EXISTING BATHROOM MODIFICATIONS
 SCALE: 1" = 1'-0"



PORTLAND STAGE MAIN ENTRANCE - BATHROOMS ON 2ND FLOOR

SUSIE KONKEL THEATER FOR KIDS
 HORIZONTAL CONFIG. SEATS 75
 SCALES 1/4" = 1'-0"

• TRAVELERS CONSTRUCTED OF ROSEBRAND FR. VELOUR
 • PIPE GRID: 1/2" PIPE FITTINGS FROM ROSEBRAND/

DOOR TO PARKING LOT

EXISTING POWER - 2 UN - ADD 3 PHASE

PSC BACKST.

ELEVATOR

BENCHES

11" BOOTH AREA

BENCH

REAR CHAIR

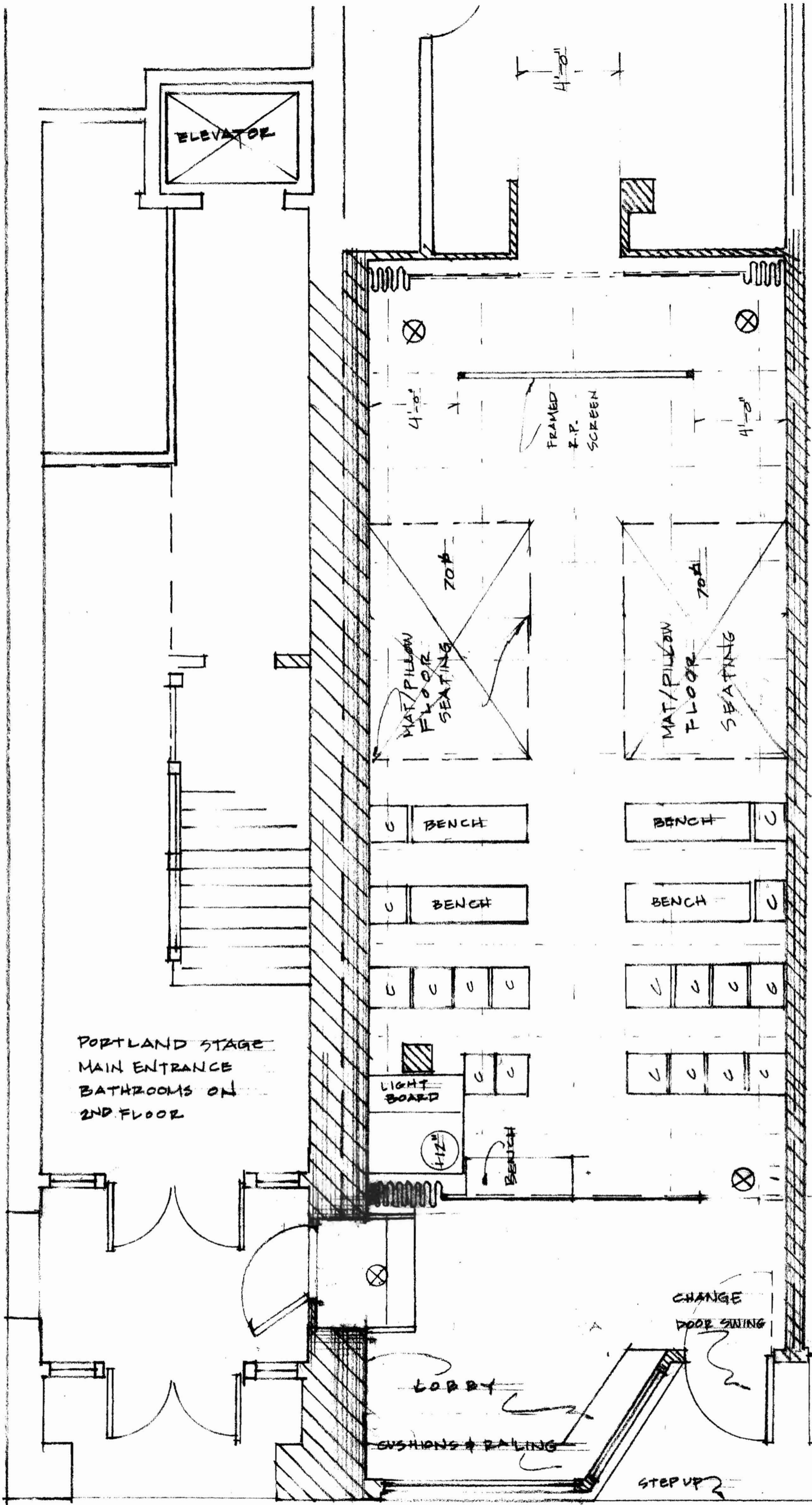
WINDOW SEAT

STEP UP

CHANGING DOOR SWING

ORIGINAL BRICK WITH FRAMED WALL BOARD

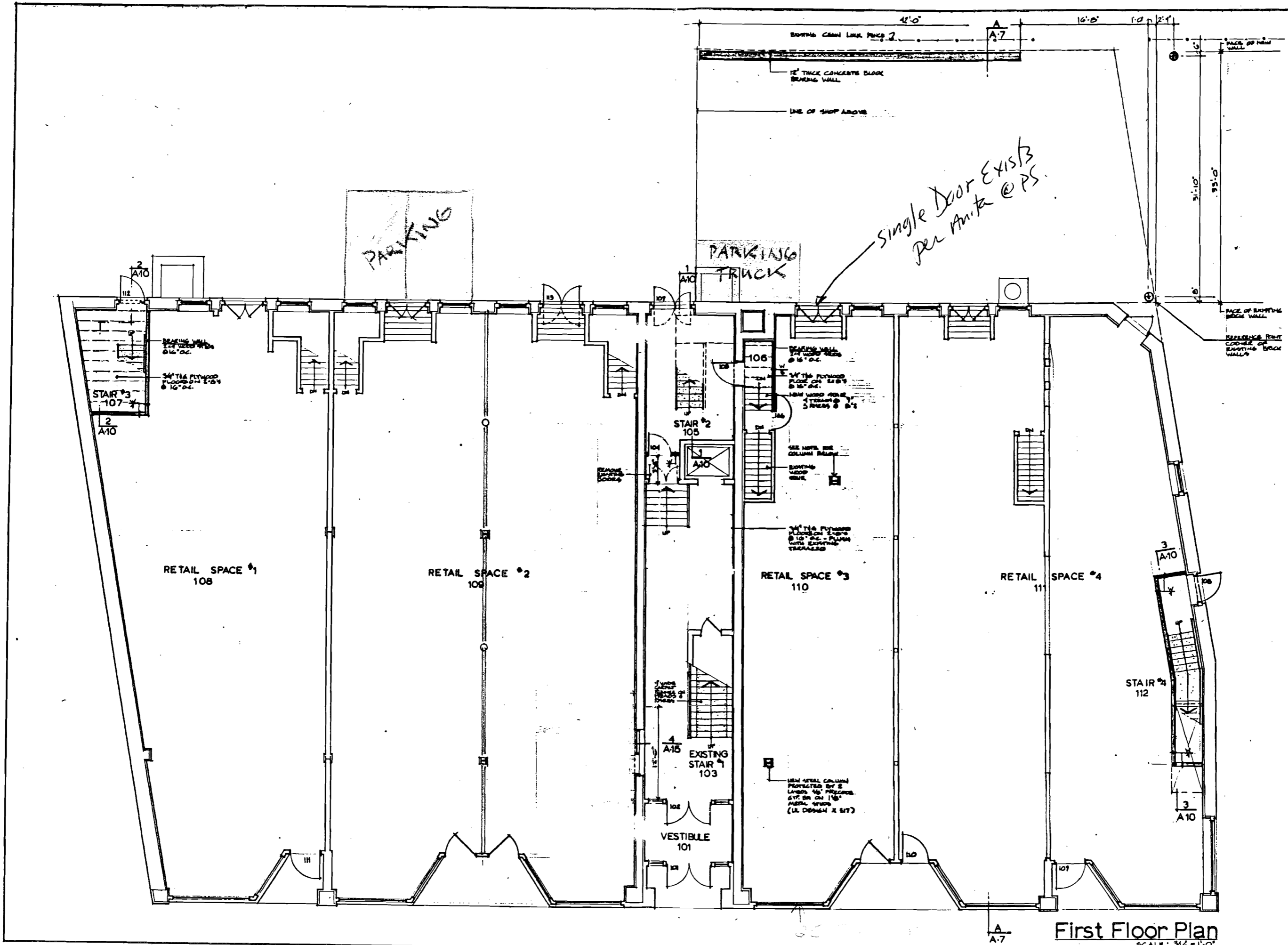
T



SUSIE KONKEL THEATER FOR KIDS
 VERTICAL ORIENTATION SEATING

PORTLAND STAGE
 MAIN ENTRANCE
 BATHROOMS ON
 2ND FLOOR

← FOREST AVENUE SIDEWALK (SIDEWALK SLOPES) →



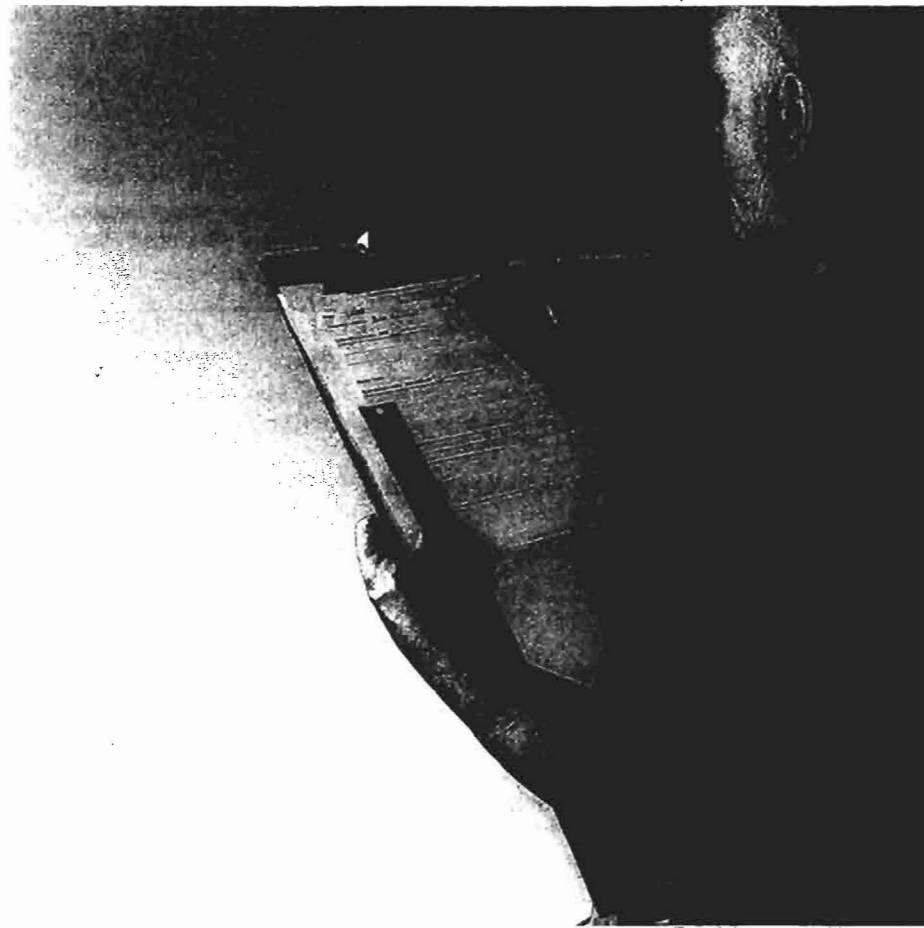
**Portland
Performing
Arts
Center**

**ARCHITECT
WINTON SCOTT**

Consultants
SWIFT ENGINEERING
MECHANICAL SYSTEMS ENGINEERS
HAROLD THOMAS

A 3

First Floor Plan
SCALE: 3/16" = 1'-0"



Rose Brand, Your Aid For All Things FR

Ninety-five percent of the fabric Rose Brand sells is flame retardant. For decades, thousands of buyers and hundreds of fire marshals have known that the Rose Brand name means relief from safety worries.

Whether the fabric you purchase is for use in front of an audience or for use in your private studio, you can count on Rose Brand's safety record. Rose Brand demands quality flame retardant textiles from our mills. This demand is just the beginning of our quality assurance, however.

Getting a certificate of flame resistance from a mill or even a lab test report, independent or otherwise, is not enough for us. Rose Brand has an independent, certified lab conduct the **NFPA** and California tests on the vast majority of our fabric lines. If your local fire marshal requests a lab test report, you know he or she will get a recently dated test report with the correct brand name and the Rose Brand name on it as proof that you purchased **FR** goods. You may call our customer service

line (ext 352) to get e-mailed or faxed copies or visit our website. Frequently, we have test results for other standards as well—for example, International Maritime for cruise ships, British and German for tours of Europe. Call and ask or check the website.

This emphasis on independent laboratory certification is just the beginning. As part of Rose Brand's quality assurance program, we do our own testing of samples from every dye lot that enters our loading doors. Although finding a defect in our suppliers' fabric is rare, we can and do reject any product that is not up to our strict standards. Your production timetable is too important to us to leave to chance that any product that ships to you does not fulfill your requirements.

You are probably aware that fire safety rules are determined by local authorities, although they may frequently defer to county or state standards or to standards suggested by national organizations with good, long-standing reputations, such as the National Fire Protection Association

(**NFPA**) or the International Code Council (**ICC**). Rose Brand is ready to assist as you wade through what often seems like a spider web of regulations. Our customer service department, backed by our fire safety specifications department, all headed by Bob Bertrand, is ready to guide you through approval of your fabric choices. With 25 years of experience in fire safety in public venues, Bob is recognized in our industry as an expert on fire codes and testing. He is frequently called upon to give presentations or be on panels about fire codes and fabrics. Among other projects, he is currently a working member of the ESTA Technical Standards Program's Flame Resistance Task Group, reviewing national codes as they apply to entertainment venues.

Rose Brand also takes advantage of programs in the State of California and in New York City to register our flame retardant fabrics. Rose Brand has more fabrics registered with these fire departments than any other supplier in the entertainment industry. These registrations will smooth your way to problem-free productions in localities where fire safety enforcement can be stricter than other areas. Note as well that we offer a full line of **FR** treatment chemicals that are registered in New York City and the State of California. Call us to discuss the pros and cons of the various choices.



Lastly, Rose Brand's documentation on the flame retardance of our products is second to none, domestically or internationally. We make it all available to you. Proper documentation is your first and most important step to showing your local fire marshal that you have done your part in making your production safe for your audience and crews. Rose Brand works to make you look good. You can preview certificates for your purchase on our website. Take copies to your fire marshal to get pre-approval for your fabric choices. Should there be any questions, Rose Brand is happy to send swatches for local testing, copies of lab test reports, and registrations. We are also happy to jump on the phone with your fire marshal to address any questions.



We often hear that fire safety rules have gotten tougher over the years. In reality, little has changed. Proper enforcement has received renewed attention, however. But not to worry. Rose Brand is perfectly positioned to be your safety partner, so you can focus on delivering your artistic vision and a safe show for your audience.

Any flame resistant fabric will not sustain a flame on its own— it will self-extinguish by itself— but may still be consumed by sustained exposure to flame from another source. Should it be ignited by an accident, it should burn slowly enough (if at all) to allow a safe response to the accident.

Lab standards (tests) have been developed to establish how a burning fabric should behave in order to qualify as safe for use in a public space. There are different lab tests for different situations.

Some examples are:

- NFPA 701:** free hanging, vertical draperies
- California 1237:** free hanging, vertical draperies
- Boston IX-1:** free hanging, vertical draperies
- IMOA 471:** vertical draperies for public spaces on cruise ships.
- ASTM E-84:** a classification for wall coverings and applied fabrics

Some fabrics pass a number of standards; some just one or two. How that fabric came to be flame resistant varies and determines its classification.

Inherently Flame Retardant

An **IFR** fabric has flame resistance achieved naturally or with a modifier made as an integral part of the fiber itself such that the fabric meets the requirements of the **FR** standards. It cannot be washed out, will never leach out and so, the treatment results in an inherent flame resistance for the life of the fabric.

Flame Retardant

An **FR** fabric has been treated with a chemical to increase its resistance to fire making it acceptable to the standards. The chemical is water soluble so these fabrics cannot be water washed or allowed to get damp.

Durably Flame Retardant

A **DFR** fabric has been treated with a chemical, but the chemical cannot be washed away as it binds structurally with the fiber in the thread of the cloth, making it flame retardant for the life of the cloth.

Non Flame Retardant

A **NFR** fabric can not be treated with a chemical so that it meets any of the standards for flame resistance. These fabrics are seldom used on stages or, if they are, they are used in limited quantities and with special precautions prearranged with the local fire marshal.

Can be made Flame Retardant

When a fabric is used both as an **NFR** and a **FR** product. Usually it is treated only upon request.

Any fabric is certified as **FR** only if its composition has not been changed by the addition of any substance such as adhesives, sizing, paint, dyes, inks or anti-staining coatings. Any such addition voids the **FR** certification. Furthermore, accumulations of dust and other air-borne particles, as well as frequently handling with bare hands, contribute to the lessening of the **FR** character of the purchased fabric. For proper handling of fabrics or draperies visit RoseBrand.com or give us a call.

Cotton Velour

21 OZ. MARVEL

Medium weight. Used in venues ranging from high school and college theaters to Broadway shows and national tours. Black and 24 stocked colors (at right).

Custom dyeing available — 200 yd. min.
Roll= Approx. 85 yds.

	Price Per Yard	
	Cut	Full Roll
54" FR Black	14.75	12.30
54" FR Colors	16.70	13.95

21 OZ. VIRTUE

Flame Retardant. Medium weight. Shorter, denser nap than Marvel. Black in stock. Rose Brand or custom colors available by special order — 200 yd. minimum.
Roll= Approx. 65 yds.

	Price Per Yard	
	Cut	Full Roll
54" FR Black	15.30	12.70
54" FR Colors	N.A.	14.55

25 OZ. MEMORABLE

Flame Retardant. Heavy weight, opaque with a rich, long nap. Used in grand drapes and valances in major theatrical applications worldwide. Black and 11 stocked colors (*at right). Rose Brand or custom colors available by special order — 200 yd. min.
Roll= Approx. 65 yds.

	Price Per Yard	
	Cut	Full Roll
54" FR Black	16.00	13.40
54" FR Colors	18.40	15.35

25 OZ. MAJESTIC

Flame Retardant. Heavy weight and opaque with a shorter, denser nap than Memorable. Black in stock. Rose Brand or custom colors available by special order — 200 yd. minimum.
Roll= Approx. 65 yds.

	Price Per Yard	
	Cut	Full Roll
54" FR Black	17.70	14.75
54" FR Colors	N.A.	15.40

32 OZ. MAGIC

Flame Retardant. The heaviest weight velour in standard use. Opaque with an extra long nap, Magic affords an ultra-rich look and superior sound dampening. Black in stock. Rose Brand or custom colors available by special order — 200 yd. minimum.
Roll= Approx. 55 yds.

	Price Per Yard	
	Cut	Full Roll
54" FR Black	21.85	18.20
54" FR Colors	N.A.	19.00

26 OZ. SUPER BLACK MERLIN

Flame Retardant. Opaque. Deep black and light-absorbing.
Roll= Approx. 45 yds.

	Price Per Yard	
	Cut	Full Roll
54" FR Black	20.40	17.00

Call for samples prior to ordering to assure accurate color choice.

All swatches represented are photographic reproductions. Colors in this catalogue may differ from the actual color of dyed textiles.



All Rose Brand Flame Resistant Fabrics Pass NFPA 701 testing. See RoseBrand.com for additional FR standards and registration numbers.