

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

Please Read  
Application And  
Notes, If Any,  
Attached

BU **PERMIT** ICTION

PERMIT ISSUED  
Permit Number 090455  
JUN - 3 2009  
CITY OF PORTLAND

This is to certify that BROWN J B & SONS/J B Brown & Sons  
has permission to Change of Use to Bakery Production and Mail space Minimal Construction, Closing in 3 door Openings, Instal  
AT 50 DANFORTH ST CB 040 C009001

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 work is set-in. 24 HOURS 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. MADE. R. Lathier  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*James Bouke* 6/3/09  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED

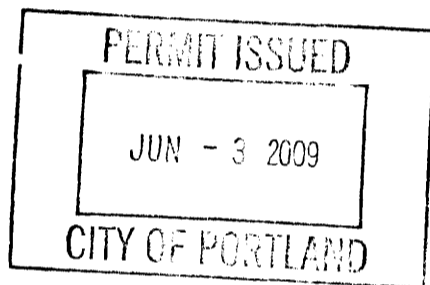
**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0455	Issue Date:	CBL: 040 C009001
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Location of Construction: 50 DANFORTH ST	Owner Name: BROWN J B & SONS	Owner Address: PO BOX 207	Phone: 207-774-5908
Business Name:	Contractor Name: J B Brown & Sons	Contractor Address: 36 danforth Portland	Phone: 2077745908
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Construction Office/Warehouse	Proposed Use: Retail/Production/Office - Change of Use to Bakery Production and Retail space. Minimal Construction, Closing in 3 door Openings, Installing Exterior Windows.	Permit Fee: \$245.00	Cost of Work: \$15,000.00	CEO District: 1
Proposed Project Description: Change of Use to Bakery Production and Retail space. Minimal Construction, Closing in 3 door Openings, Installing Exterior Windows.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: F-1 Type: 3B JBC-2003 Signature: JMB 6/3/09	
		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: lmd	Date Applied For: 05/12/2009	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>		<b>Special Zone or Reviews</b> <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: 5/15/09	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input checked="" 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 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**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 09-0455	<b>Date Applied For:</b> 05/12/2009	<b>CBL:</b> 040 C009001
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<b>Location of Construction:</b> 50 DANFORTH ST	<b>Owner Name:</b> BROWN J B & SONS	<b>Owner Address:</b> PO BOX 207	<b>Phone:</b> 207-774-5908
<b>Business Name:</b>	<b>Contractor Name:</b> J B Brown & Sons	<b>Contractor Address:</b> 36 danforth Portland	<b>Phone:</b> (207) 774-5908
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Retail/Production/Office - Change of Use to Bakery Production and Retail space. Minimal Construction, Closing in 3 door Openings, Installing Exterior Windows.	<b>Proposed Project Description:</b> Change of Use to Bakery Production and Retail space. Minimal Construction, Closing in 3 door Openings, Installing Exterior Windows.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/15/2009  
**Note:** **Ok to Issue:**

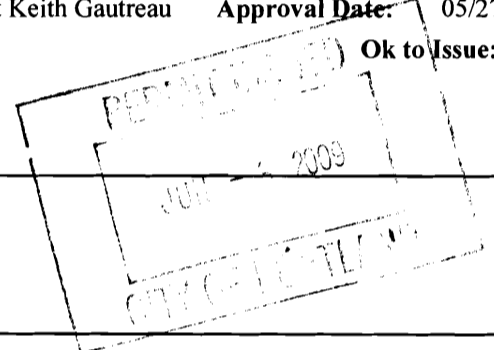
- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 06/03/2009  
**Note:** **Ok to Issue:**

- 1) A separate application for permit is required for the tenant fit up of this bakery space and any other vacant space.
- 2) 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.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) 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.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 05/27/2009  
**Note:** **Ok to Issue:**

- 1) Cooking equipment shall be protected if required by NFPA 101.
- 2) Emergency lights and exit signs are required



**Comments:**  
 5/13/2009-lmd: If you have any questions please see Gayle, she took in the permit.  
 6/3/2009-jmb: Vin V. Came into the office and we reviewed the details of proposed work as noted on the plans, the lesee will need a separate permit for fit up. Ok to issue  
 6/2/2009-jmb: Left vmsg for Vin V. For details on internal stairs, discrepancy of plans for infill fo doors, how are they infilled, window specs, bakery layout, hoods





# 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>52 Danforth Street</u>		
Total Square Footage of Proposed Structure (Area) <u>4650 sf (3600sf - production; 1050sf retail)</u>		Square Footage of Lot <u>52,688 sf</u>
Tax Assessor's Chart, Block & Lot Chart# <u>40</u> Block# <u>C</u> Lot# <u>9</u>	Applicant *must be owner, Lessee or Buyer* Name <u>J. B. Brown &amp; Sons</u> Address <u>36 Danforth St</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>(207) 774-5908</u>
Lessee/DBA (If Applicable) <u>Cranberry Island Kitchens</u>	Owner (if different from Applicant) Name <u>MAY 12 2009</u> Address City, State & Zip	Cost Of Work: <u>245000</u> \$ <u>170</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>245.00</u>
Current legal use (i.e. single family) <u>vacant Warehouse</u> If vacant, what was the previous use? <u>Contractor office, warehouse &amp; wood working shop</u> Proposed Specific use: <u>retail, office &amp; production space for bakery company</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Converting wood working shop space (3600 sf) to bakery production and converting 1050 sf of office space to office &amp; retail space. Construction is minimal and consists of closing 3 door openings and installing exterior windows in existing openings.</u>		
Contractor's name: <u>J. B. Brown &amp; Sons</u> Address: <u>36 Danforth St</u> City, State & Zip <u>Portland, ME 04101</u> Telephone: <u>774-5908</u> <sup>tt call</sup> Who should we contact when the permit is ready: <u>Vin Veroneau</u> Telephone: <u>774-5908</u> Mailing address: <u>SAME</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](http://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. MAY 12 2009

Signature: [Signature] Date: 5/12/09

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

## HKTA / architects

June 29, 2009

J. B. Brown & Sons  
Vincent P. Veroneau  
36 Danforth Street  
Portland, Maine 04101

About: Danforth Street Renovation

Dear Vin,

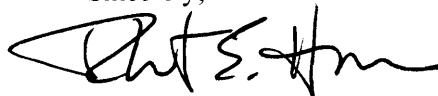
Following up on our site visit to observe the construction assembly between what will be a Bakery and the adjacent space to the east, I offer the following observations and recommendations. The building has an automatic sprinkler system.

1. IBC 2006 Section 306 classifies Bakeries as F-1.
2. Section 508 describes the provisions governing the conditions when a building contains more than one use. In Section 508.3.3.4 Separation, table 508.3.3 provides the required separation between areas containing the separated uses. In this table for a sprinkled facility, the required separation is 1 hour for assembly, educational, institutional and residential uses. There is no separation required between mercantile, business or storage. There is a two-hour rated separation for an H-2 occupancy.
3. IBC Chapter 7 Fire Resistance Rated Construction, Section 712.6 contains procedures by which the fire resistance ratings for wood assemblies are established by calculations. These calculations are to be used only for one hour rated assemblies.
4. Table 721.6.2(1) calculates that the existing wall can achieve a one-hour rating.

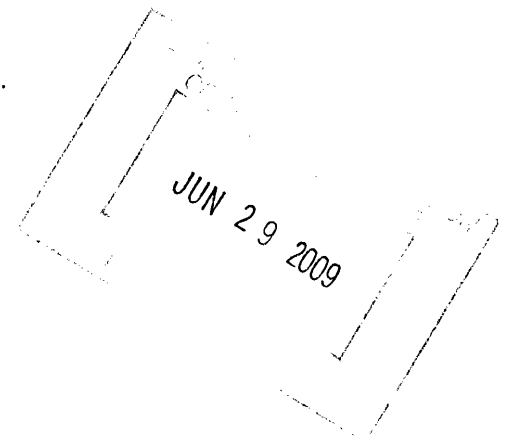
It is recommended that the existing wall be used as the fire resistant assembly, however the owner must remove any extraneous pieces of wood and seal, patch and repair all holes, voids or penetrations so that the wall is continuous and tight providing a barrier through its height and length. In addition, the drywall assembly must be extended to the underside of the roof deck with a minimum of one layer of 5/8" type x GWB each side. All joints are to be taped and sealed. The top of the wall and any perimeter conditions to dissimilar materials are to be sealed with a fire sealant. Any conduit penetrations shall also be fire sealed.

If you have any questions, please do not hesitate to contact us.

Sincerely,

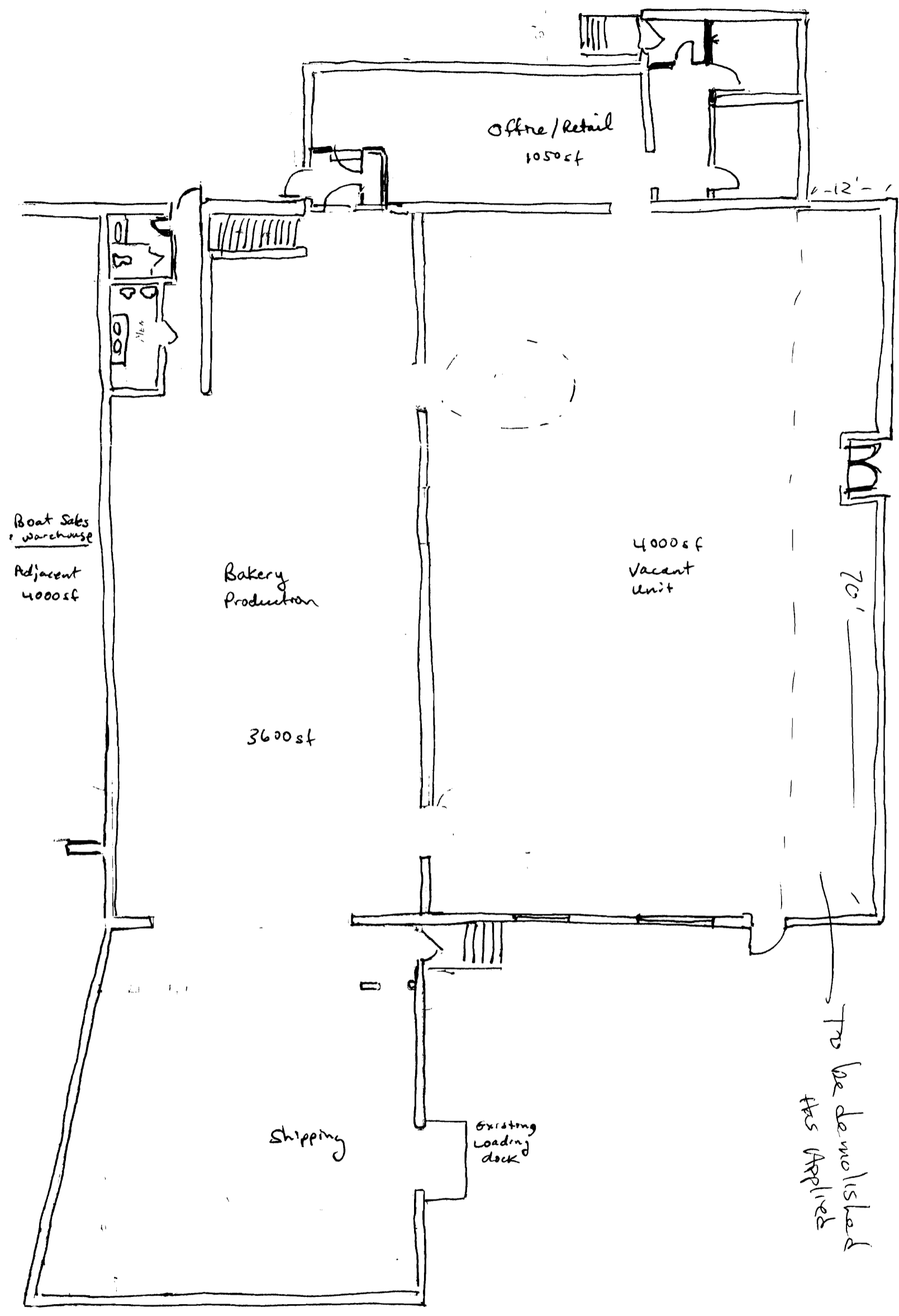


Robert E Howe, AIA, LEED AP





Current 52 Danforth St  
Portland ME 04101



To be demolished  
this Applied



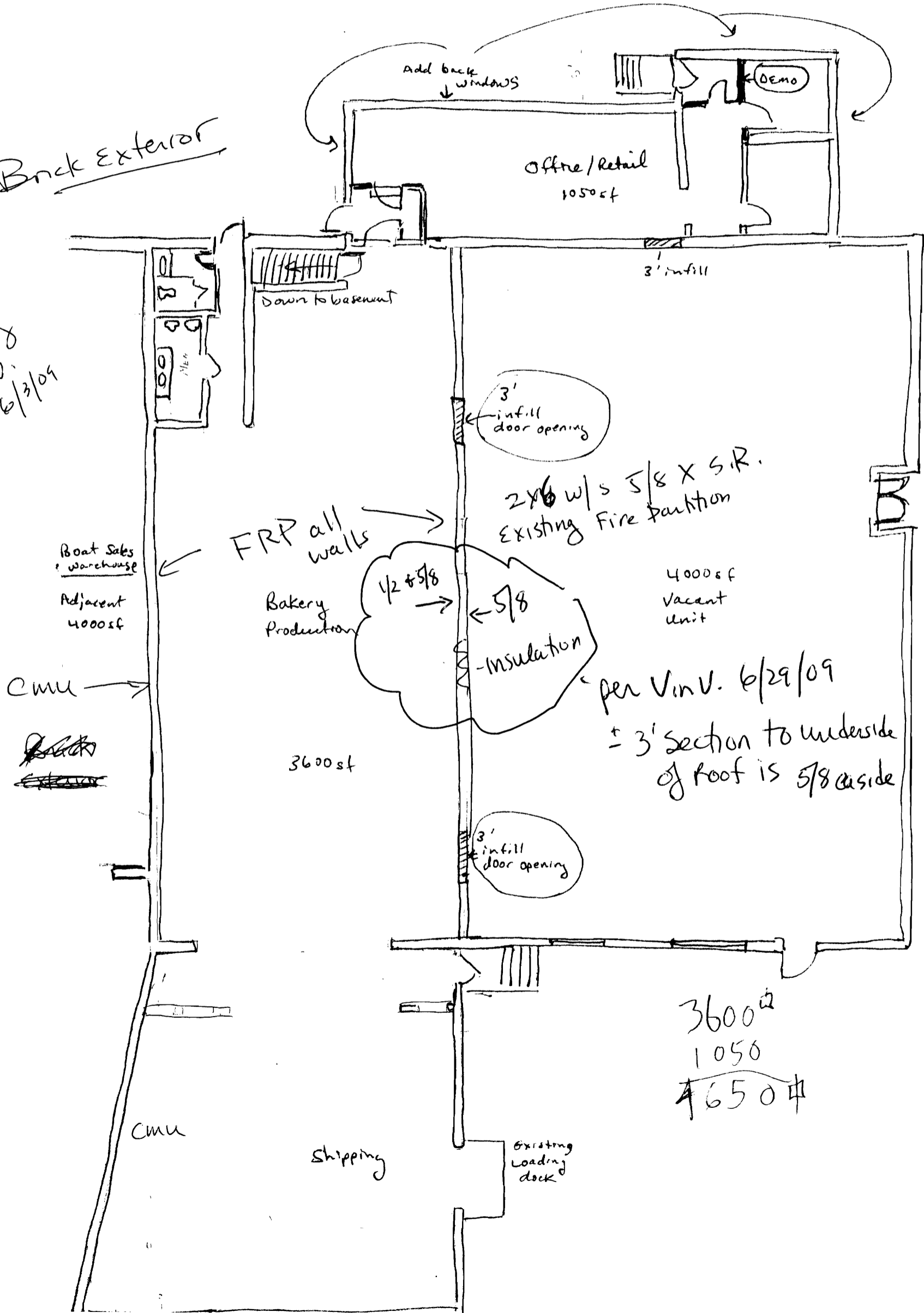
Proposed

52 Danforth St  
Portland, ME 04101

■ Demo 9' +/-  
▨ Infill 6' +/-

Back Exterior

Notes  
per meeting  
w/ Vin V.  
6/3/09



Boat Sales  
Warehouse

Adjacent  
4000 sf

Cmu

~~Back~~  
~~Exterior~~

FRP all walls

Bakery  
Production

3600 sf

Cmu

Shipping

Office/Retail  
1050 sf

Add back  
windows

Demo

3' infill

2x6 w/ 5/8 x 5/8  
Existing Fire Partition

4000 sf  
Vacant  
unit

per Vin V. 6/29/09

± 3' section to underside  
of roof is 5/8 inside

3600<sup>sq</sup>  
1050  
4650<sup>sq</sup>

Existing  
Loading  
dock

A1

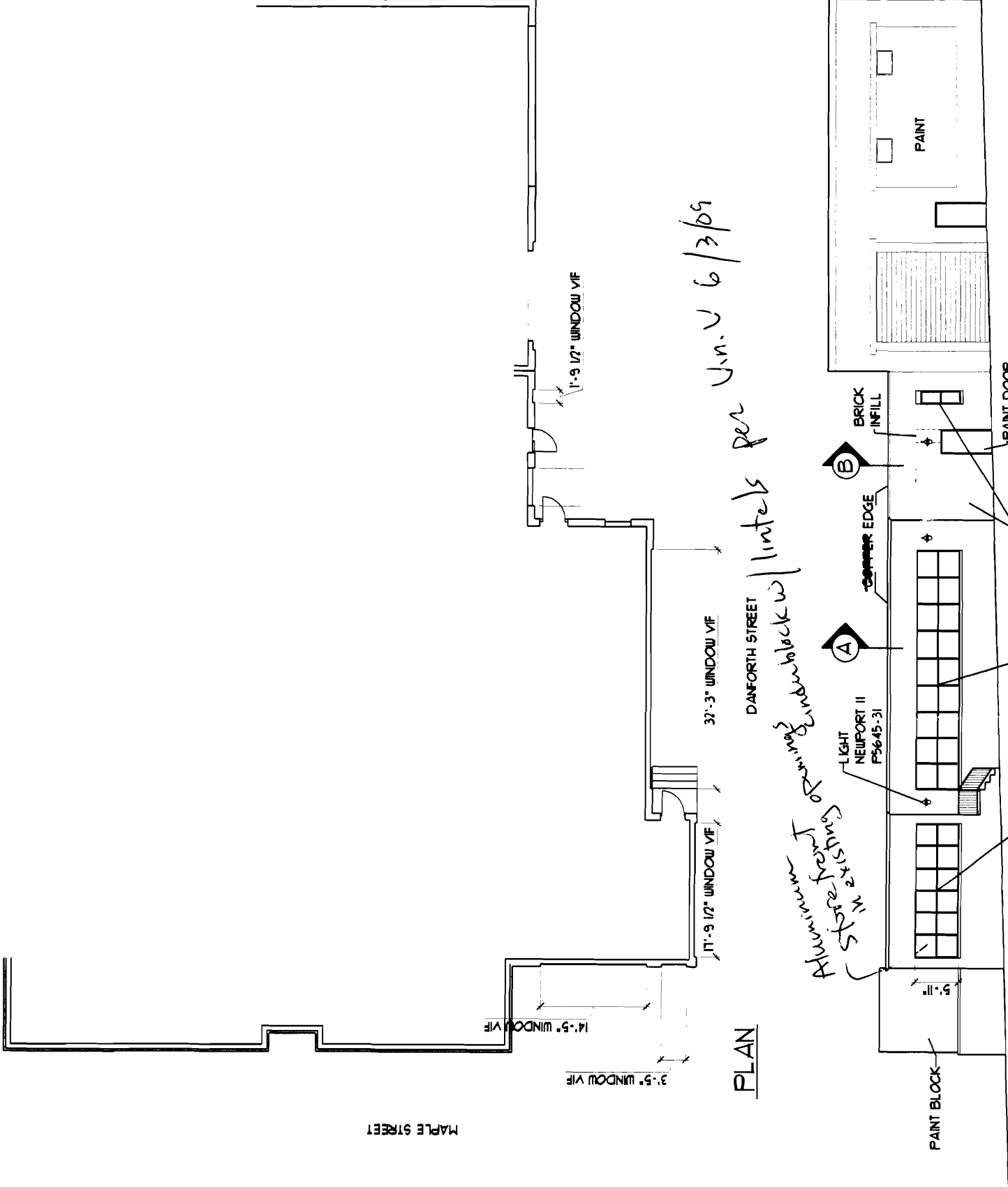
Project: JB BROWN BUILDING  
DANFORTH STREET  
PORTLAND, MAINE

PLAN & ELEVATION

Date: 17 FEBRUARY 2009  
Scale: 1/4" = 1'-0"

ARCHETYPE, P.A.  
ARCHITECTS  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

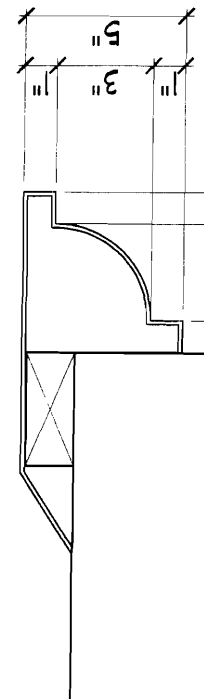
Prepared for:



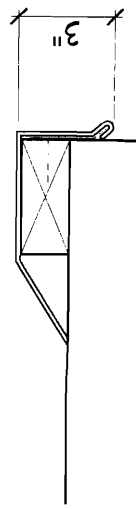
PLAN

DANFORTH STREET ELEVATION

MAPLE STREET ELEVATION



A COPPER EDGE DETAIL (ALT)



B ~~COPPER~~ EDGE DETAIL

Window openings currently exist, but were previously blocked in. Owner is installing windows in existing openings.

