

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number 100534

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that BROWN J B & SONS / TBD

has permission to install new bathrooms MAY 28 2010

AT 20 DANFORTH ST 3rd floor CBL 040 D001001

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 lathed or otherwise closed-in. 24 HOUR 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 _____

Department Name

[Handwritten Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

*ok to close out
RJA*

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

Permit No: 10-0534	Issue Date:	CBL: 040 D001001
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Location of Construction: 20 DANFORTH ST 3rd floor	Owner Name: BROWN J B & SONS	Owner Address: PO BOX 207	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial Office	Proposed Use: Commercial Office - Install new bathrooms <i>3rd floor</i>	Permit Fee: \$500.00	Cost of Work: \$48,000.00	CEO District: 1
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Proposed Project Description: install new bathrooms	FIRE DEPT: <i>N/A</i> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature:	INSPECTION: Use Group: <i>B</i> Type: <i>2B</i> <i>IBC 2003</i> Signature:
	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: Idobson	Date Applied For: 05/18/2010	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>5/19/10</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 <i>with</i> <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 Date: _____
	Any exterior work requires a separate review & approval		

PERMIT ISSUED
 MAY 28 2010
 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

7-1-10

Need nailing plates,
No Steeldeck on stairway wall
any flare + wall stairway
Need to be sealed
OK on 4" Band clamp
Sprinkler heads, Drapes down
in suspended ceiling

9-13-10

OK to close out
LLP



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>20-36 Danforth Street</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>22086 sf</u>
Tax Assessor's Chart, Block & Lot Chart# <u>40</u> Block# <u>D</u> Lot# <u>1</u>	Applicant * must be owner, Lessee or Buyer * Name <u>J. B. Brown & Sons</u> Address <u>36 Danforth St.</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>774-5908</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>48,000.-</u> C of O Fee: \$ _____ Total Fee: \$ <u>500.00</u>
Current legal use (i.e. single family) <u>office space</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Common area bathrooms</u> Is property part of a subdivision? _____ If yes, please name _____ Project description:		
Contractor's name: <u>TBD</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Vin Veroneau</u> Telephone: <u>774-5908</u> Mailing address: <u>36 Danforth St, Portland, ME 04101</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.

RECEIVED

Signature: [Signature] Date: 5/17/2010

This is not a permit; you may not commence ANY work until the permit is issued MAY 18 2010

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0534	Date Applied For: 05/18/2010	CBL: 040 D001001
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Location of Construction: 20 DANFORTH ST 3rd floor	Owner Name: BROWN J B & SONS	Owner Address: PO BOX 207	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial Office - Install new bathrooms 3rd flr	Proposed Project Description: install new bathrooms
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/19/2010

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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 05/27/2010

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 2) ANY exterior work requires separate review and approval thru Historic Preservation
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



Certificate of Design

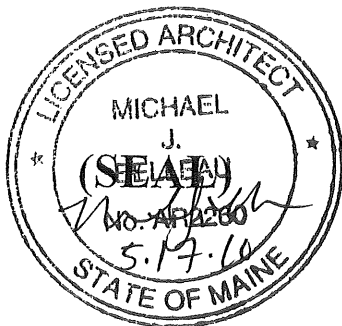
Date: 5.17.2010

From: _____

These plans and / or specifications covering construction work on:

NEW 3RD FLOOR BATHROOMS IN 20-36 DANFORTH ST.
OFFICE BUILDING

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



Signature: Michael J. Belleau

Title: Architect

Firm: MICHAEL BELLEAU ARCHITECT

Address: 61 PLEASANT ST., STE 105
PORTLAND ME 04101

Phone: (207) 874-7668

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design Application

From Designer: MICHAEL BELUEAU

Date: 5.17.10

Job Name: 3RD FLOOR BATHROOMS @ ~~40-36 DANFORTH ST.~~

Address of Construction: ~~30~~ 20-36 DANFORTH ST.

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2003 Use Group Classification (s) BUSINESS

Type of Construction IFB

Is there a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IBC? YES Supervisory alarm system? YES

Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) _____

Geotechnical/Soils report required? (See Section 1802.2) N/A

Structural Design Calculations

N/A Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

- _____ Design option utilized (1609.1.1, 1609.6)
- _____ Basic wind speed (1809.3)
- _____ Building category and wind importance Factor, I_w table 1604.5, 1609.5
- _____ Wind exposure category (1609.4)
- _____ Internal pressure coefficient (ASCE 7)
- _____ Component and cladding pressures (1609.1.1, 1609.6.2.2)
- _____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

- _____ Design option utilized (1614.1)
- _____ Seismic use group ("Category")
- _____ Spectral response coefficients, S_D s & S_{D1} (1615.1)
- _____ Site class (1615.1.5)

- _____ Live load reduction
- _____ Roof live loads (1603.1.2, 1607.11)
- _____ Roof snow loads (1603.7.3, 1608)
- _____ Ground snow load, P_g (1608.2)
- _____ If $P_g > 10$ psf, flat-roof snow load P_f
- _____ If $P_g > 10$ psf, snow exposure factor, E
- _____ If $P_g > 10$ psf, snow load importance factor, I_s
- _____ Roof thermal factor, C_t (1608.4)
- _____ Sloped roof snowload, P_s (1608.4)
- _____ Seismic design category (1616.3)
- _____ Basic seismic force resisting system (1617.6.2)
- _____ Response modification coefficient, R and deflection amplification factor C_d (1617.6.2)
- _____ Analysis procedure (1616.6, 1617.5)
- _____ Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

- _____ Flood Hazard area (1612.3)
- _____ Elevation of structure

Other loads

- _____ Concentrated loads (1607.4)
- _____ Partition loads (1607.5)
- _____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



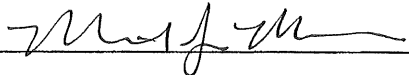
Accessibility Building Code Certificate

Designer: Michael Belleau

Address of Project: 20-36 DANFORTH ST., 3RD FLOOR

Nature of Project: NEW MEN'S & WOMEN'S COMMON
BATHROOMS.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature: 

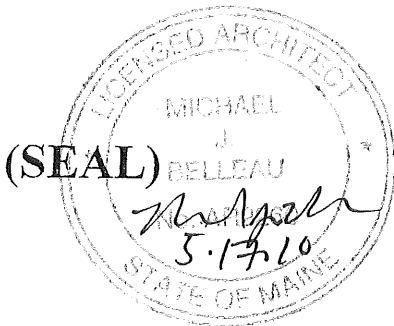
Title: ARCHITECT

Firm: MICHAEL BELLEAU ARCHITECT

Address: 61 PLEASANT ST., STE 105

PORTLAND ME 04101

Phone: (207) 874-7668



For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

New 3rd Floor Bathrooms

20-36 Danforth Street
Portland, Maine

OWNER:

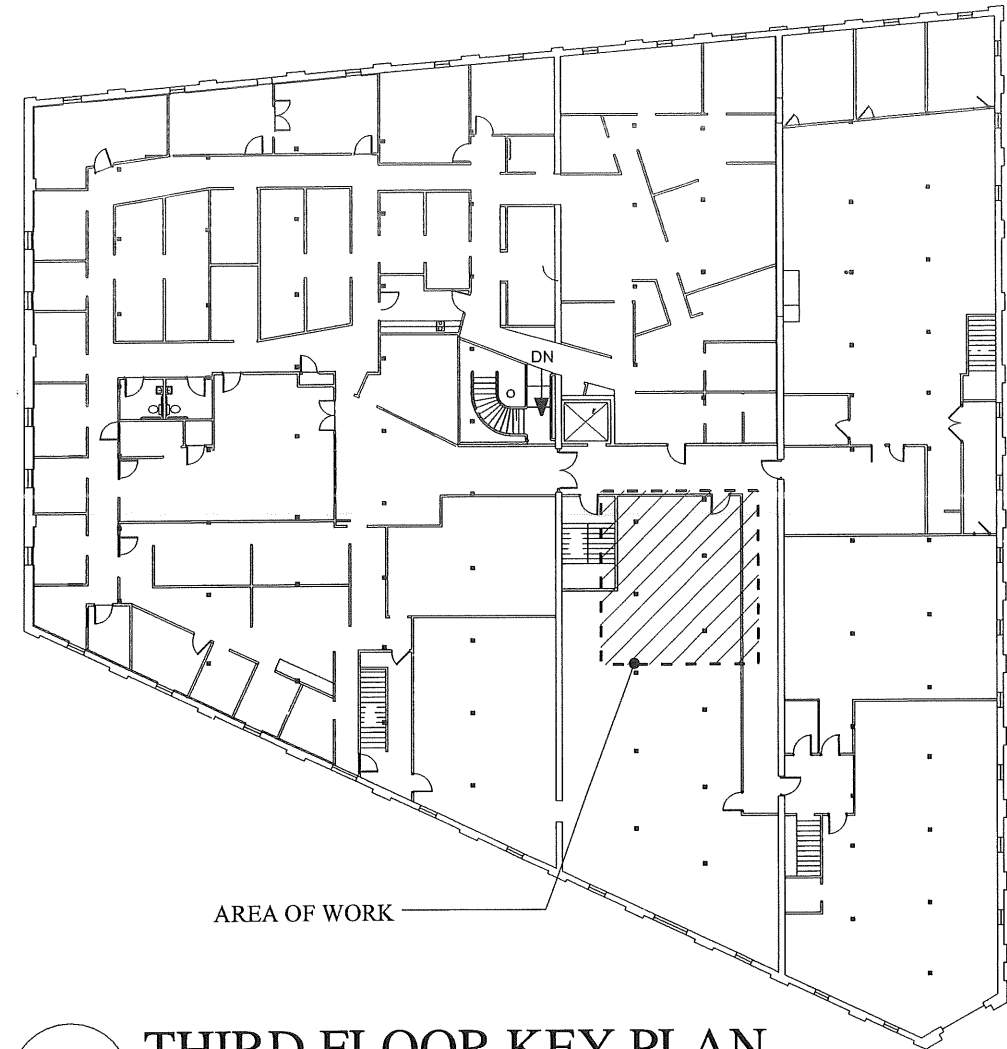
J. B. Brown & Sons, Inc.
30 Danforth Street
Portland ME 04101

ARCHITECT:

Michael Belleau Architect
61 Pleasant St., Suite 104D
Portland ME 04101

NOTES:

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- Do not scale these drawings; these drawings are approximate; contractor to verify all dimensions in field; **all dimensions shown are clear dimensions**- not to studs.
- Codes
Zone: B3
Construction: existing 4 story building Type II B (brick exterior bearing walls with heavy timber posts, beams, joists) from IBC table 601 so no fire resistance rating requirements for building elements.
Occupancy: Business
Adjacent Occupancies: Business; no fire separation required from table NFPA 6.1.14.4.1(b)
Below Occupancies: Business; no fire separation required from table NFPA 6.1.14.4.1(b)
Hallway fire separation: NFPA 38.3.6.1(3) no requirement because building is sprinkled. Also follows 7.1.3.1 exceptions both (1) and (2). Also, IBC table 1016.1 says 0 rating corridor if sprinkled. Existing condition appears to be smoke barrier only between tenants and halls with some 20 min. rated doors.
Occupant load: 100 s.f./person from NFPA table 7.3.1.2 & ~20,048 s.f. = 200 people; 50% male & 50% female = 100 each. Maine State Internal Plumbing Code Table 4-1 for office building employee use, males: 3 lav.s, 5 toilets and 2 urinals; for females- 3 lav.s and 6 toilets. As there are already 3 toilets on the floor the requirements are reduced to 4 toilets for females and 3 for males.
Accessibility requirements: **project should meet ADAAG requirements** for access. Electrician responsible for all ADAAG requirements for signage, alarms, etc. All doors are lever handles and there are one handicap accessible toilet stall in each bathroom; also, one lavatory must be accessible.
- These drawings are for obtaining building permit. Architect not liable for any structural, mechanical, plumbing, electrical, etc. work.
- All demolition work is responsibility of contractor. Contractor to verify all existing conditions and take all necessary precautions to ensure safety of anyone on site, including shoring and bracing. Contractor to dispose of all material appropriately off site according to all applicable laws. Contractor to remove all asbestos, lead paint, and any other hazardous materials if required by any applicable laws, etc. Contractor to check with owner regarding removing existing electrical and mechanical wires, pipes, etc. not reused.
- All elec., plumbing, sprinkler, fire alarm, hvac systems of any kind, etc. to be per all local, state, and federal laws and codes, etc. and each trade to submit to city for any and all permits.



1
C1.0 **THIRD FLOOR KEY PLAN**
SCALE: 1/32" = 1'-0"

DRAWINGS INCLUDED IN THIS SUBMITTAL ARE:

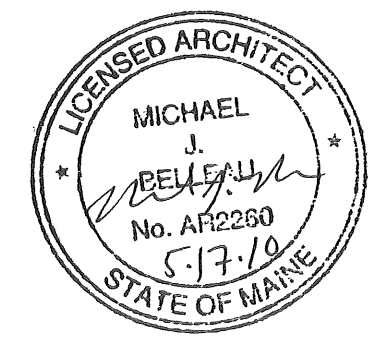
- C1.0 COVER/ NOTES/ KEY PLAN
- A1.3 THIRD FLOOR PARTIAL PLAN
- A5.1 INTERIOR ELEVATIONS

RECEIVED

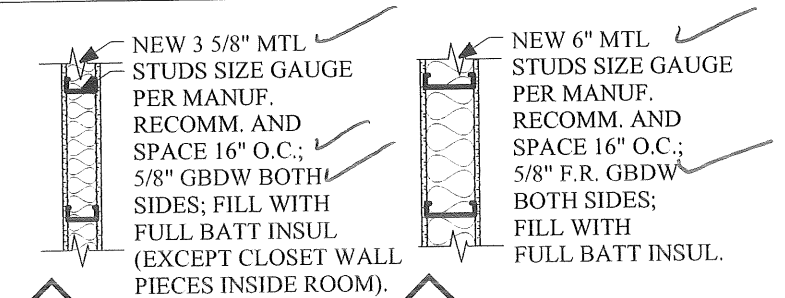
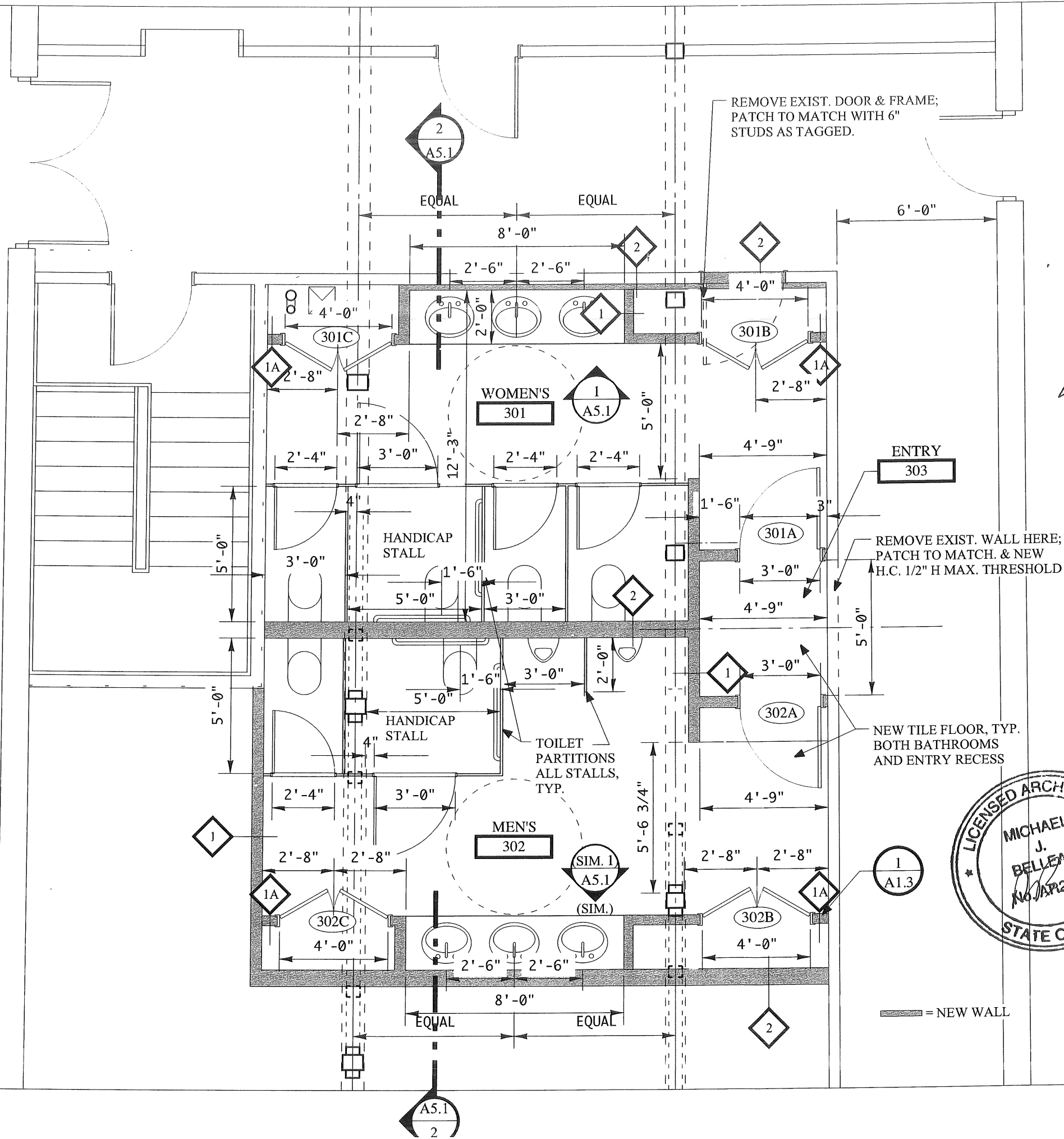
MAY 18 2010

Dept. of Building Inspections
City of Portland Maine

BUILDING PERMIT SET



Project Title New 3rd Floor Bathrooms	Drawing Title COVER SHEET/ NOTES		Drawing Number C1.0
	Date: 5/17/10	Scale: NONE	
Project Number: 10-03		Project Title J.B. Brown & Sons, Inc. 36 Danforth Street Portland ME 04101	
Copyright 2010 Michael Belleau Architect www.michaelbelleau.com		Copyright 2010 Michael Belleau Architect 61 Pleasant Street Portland ME 04101 (207)874-7668	
Note: Do not scale these drawings. These drawings are approximate. Contractor to verify all dimensions in field. This drawing property of Michael Belleau Architect and not to be copied or reproduced in part or whole.		Copyright 2010 Michael Belleau Architect	



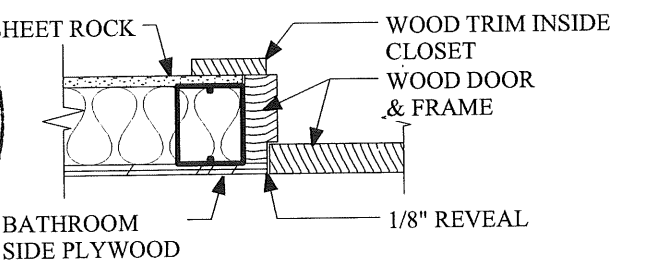
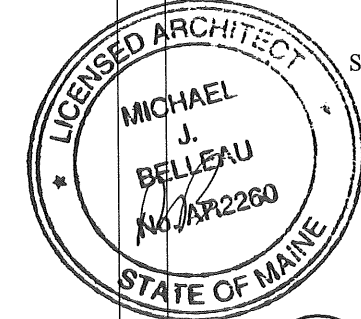
PARTITION TYPES

1 NEW 3 5/8" MTL STUDS SIZE GAUGE PER MANUF. RECOMM. AND SPACE 16" O.C.; 5/8" GBDW BOTH SIDES; FILL WITH FULL BATT INSUL (EXCEPT CLOSET WALL PIECES INSIDE ROOM).

2 NEW 6" MTL STUDS SIZE GAUGE PER MANUF. RECOMM. AND SPACE 16" O.C.; 5/8" F.R. GBDW BOTH SIDES; FILL WITH FULL BATT INSUL.

1A OPTION @ CL. DOORS- SEE 1/A1.3

- NOTES:**
- DO NOT SCALE THESE DRAWINGS; THESE DRAWINGS ARE APPROXIMATE; CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD; ALL DIMENSIONS SHOWN ARE CLEAR DIMENSIONS- NOT TO STUDS.
 - SEAL ALL WALLS AT COLUMNS, BEAMS & DECK TIGHT TO MAKE SMOKE PROOF. ALL WALLS TO GO UP TO DECK THEREFORE, INFILL BETWEEN JOISTS IF NECESSARY.
 - ALL DOORS 6'-8" H, 1 3/8" TK WD SOLID CORE BIRCH W/ LEVER HANDLES; ALL HARDWARE MATT SILVER FINISH; 3 BUTTS; LOCKSETS PER OWNERS DIRECTION; ALL DOORS CAN OPEN FROM INSIDE WITHOUT KEY EVEN WHEN LOCKED.
 - ENTRY DOORS 301A & 302A 3 FT. WIDE IN HM FRAME AND WITH CLOSERS.
 - DOORS ENDING IN 'B' & 'C' ARE 2 FT. LEAFS AND ARE FLUSH WITH WALL SURFACE SO ONLY A HAIR LINE REVEAL AROUND DOOR WITH WOOD FRAME AND PLYWOOD WALL SURFACE INSTEAD OF SHEET ROCK- SEE DETAIL 1/A1.3 BELOW.
 - ALL THRESHOLDS TO BE ACCESSIBLE (1/2" MAX.)
 - ALL FIXTURES WALL MOUNTED- VERIFY REQUIREMENTS TO INSURE COMMON WALL IS CORRECT SIZE.
 - VERIFY WITH OWNER ALL BASE, FLOOR, PAINT, ETC. FINISHES.

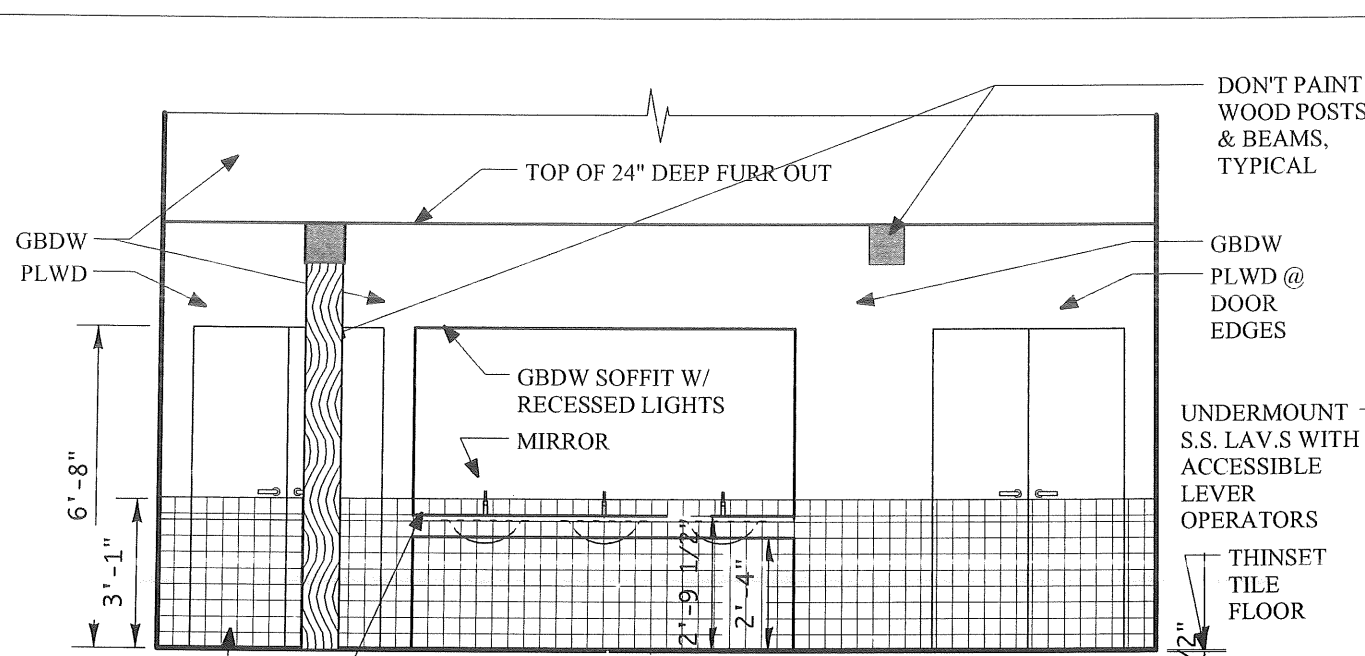


JAMB AT CLOSET DOORS

1 A1.3 SCALE: 1 1/2" = 1'-0"

BUILDING PERMIT SET

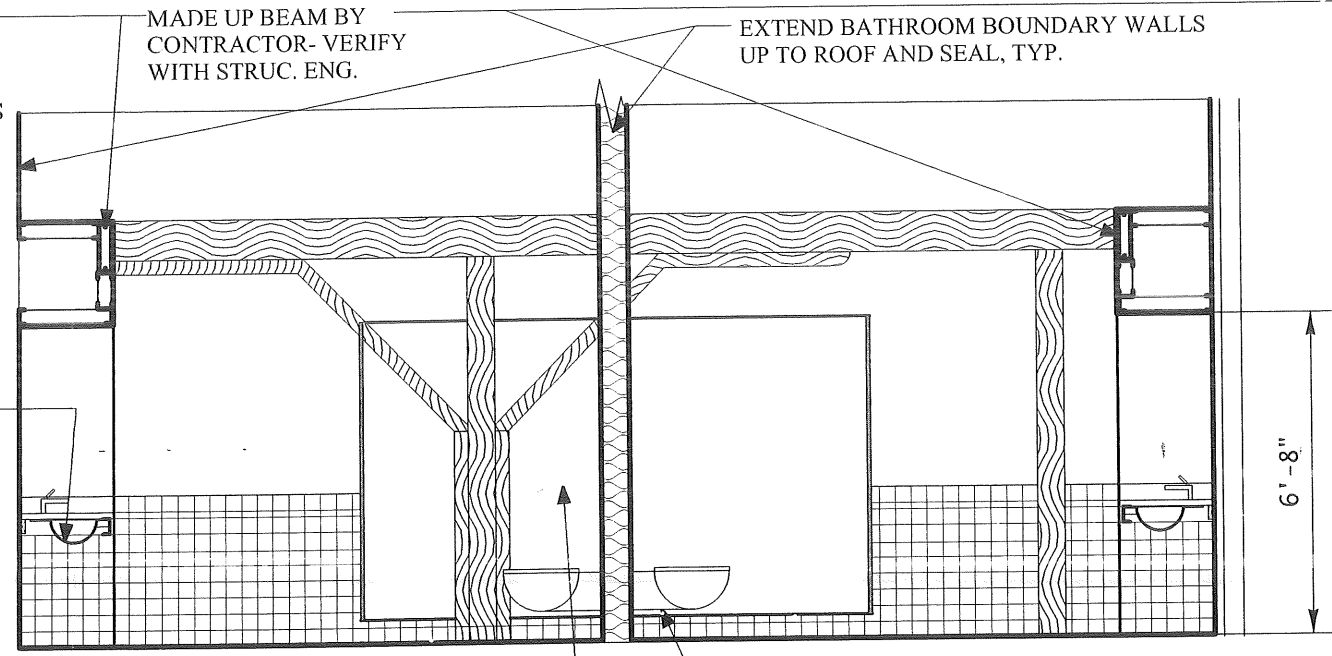
Drawing Number: **A1.3**
 Project Title: **THIRD FLOOR PARTIAL PLAN**
 Project Number: **10.03**
 Date: **5/17/10**
 Scale: **1/4" = 1'-0"**
 Reference: **NONE**
 I.B. Brown & Sons, Inc.
 36 Danforth Street
 Portland ME 04101
Michael Belleau Architect
 61 Pleasant Street, Portland ME 04101 (207)874-7668
 www.michaelbelleau.com
beau
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COUNTER TOP PER OWNERS INSTRUCTIONS; FRONT 5 1/2" THICK EDGE HAS 4" MATCHING TILES; USE 1/4" TK 4"H X 2"W STL 'C' CHANNEL FOR STRUCTURE UNDER COUNTERTOP WITH STL ANGLE 4X4'S BACK TO WALL BETWEEN SINKS; TIE CHANNEL TO END CLOSET WALL SIDES WITH STL CLIP ANGLES THRU BOLTED TO SOLID BLOCKING IN WALLS, TYP. ; CONTRACTOR'S RESPONSIBILITY FOR THIS STRUCTURE- CONTRACTOR TO HAVE ENGINEER DESIGN THIS.

4" (OR WHATEVER OWNER DIRECTS) TILE ALL AROUND UP TO WAINSCOT HEIGHT SHOWN WITH 1 1/2" HORIZONTAL BAND TO ALIGN WITH COUNTERTOP. USE SAME TILE ON FLOOR. UNDERMOUNT SINKS IF POSSIBLE. CHECK WITH OWNER BEFORE PROCEEDING AND TO VERIFY MATERIALS.

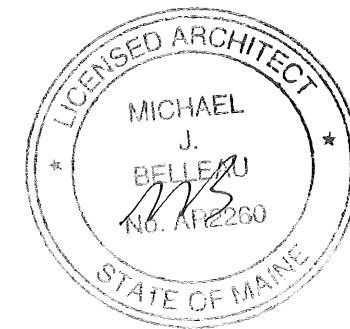
1 ELEVATION
A5.1 SCALE: 1/4" = 1'-0"



2 ELEVATION
A5.1 SCALE: 1/4" = 1'-0"

ACCESSIBILITY:

EACH BATHROOM TO HAVE HANDICAP ACCESSIBLE STALL WITH 5 FOOT SQUARE CLEAR SPACE BETWEEN WALLS, COLUMNS OR PARTITIONS; 3' DOOR LEAF OPENING OUT W/ LEVER HANDLE; ACCESSIBLE TOILET AT CORRECT HEIGHT MOUNTED 18" FROM SIDE PARTITION WITH 42" GRAB BAR AT SAME SIDE STARTING 12" FROM BACK WALL; 36" GRAB BAR BEHIND TOILET STARTING 6" FROM SIDE WALL; TP HOLDER MOUNTED 19" AFF & 36" MAX. FROM BACK WALL; AND ALL MOUNTING HEIGHTS PER ACCESSIBLE CODE; LAVATORIES WITH ACCESSIBLE OPERATORS AND PROPER LEG CLEARANCE' CHECK WITH ADAAG AND MHRC IF QUESTIONS 207/624-6050



BUILDING PERMIT SET

Drawing Number <h1>A5.1</h1>	Drawing Title <h2>INTERIOR ELEVATIONS</h2>	Date: 5/17/10	Scale: 1/4" = 1'-0"	Reference: NONE
		Project Number: 10.03	Project Title New 3rd Floor Bathrooms	
J.B. Brown & Sons, Inc. 36 Danforth Street Portland ME 04101		Copyright 2010 Michael Belleau Architect 61 Pleasant Street Portland ME 04101 (207)874-7668 www.michaelbelleau.com		
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