

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

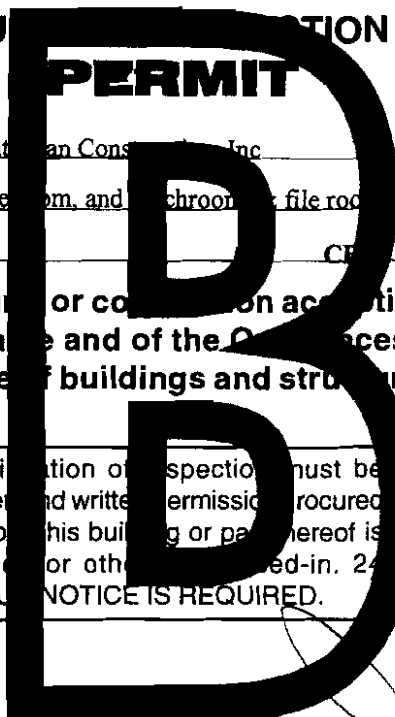
Permit Number: 100625

JUN 28 2010

3rd floor
City of Portland

This is to certify that BROWN J B & SONS /Wrightman Construction Inc
has permission to construct 23 offices conference room, and 2nd floor file room adding one device to existing life safety system
AT 30 DANFORTH ST CE 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 red-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. CAPT. R. Jackson
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Jeanne Bunte 6/28/10
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: 10-0625	Issue Date:	CBL: 040 D001001
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Location of Construction: 30 DANFORTH ST	Owner Name: BROWN J B & SONS	Owner Address: PO BOX 207	Phone:
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone: 2077733625
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - Office 3rd floor	Proposed Use: Commercial - Office -Peabody Center - 3rd floor construct 23 offices conference room, and lunchroom, & file room adding one device to existing life safety system	Permit Fee: \$1,470.00	Cost of Work: \$145,000.00	CEO District: 1
Proposed Project Description: 3rd floor - construct 23 offices conference room, and lunchroom, & file room adding one device to existing life safety system		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>2B</i> <i>JBC-2003</i> Signature: <i>JMB 6/28/10</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: ldobson	Date Applied For: 06/03/2010	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"/> Date: <i>5/6/10</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>within</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: <i>Requires A separate review & approval</i>
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PERMIT ISSUED

JUN 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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0625	Date Applied For: 06/03/2010	CBL: 040 D001001
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Location of Construction: 30 DANFORTH ST	Owner Name: BROWN J B & SONS	Owner Address: PO BOX 207	Phone:
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Office -Peabody Center - 3rd floor construct 23 offices conference room, and lunchroom, & file room adding one device to existing life safety system	Proposed Project Description: 3rd floor - construct 23 offices conference room, and lunchroom, & file room adding one device to existing life safety system
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 06/08/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 2) Separate permits shall be required for any new signage. 3) 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:
Note:	Ok to Issue: <input type="checkbox"/>		
<ol style="list-style-type: none"> 1) 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. 2) 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. 3) 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: 06/10/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) 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. 2) Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve. 3) Fire extinguishers required. Installation per NFPA 10 4) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit. 5) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress. 6) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required. 7) All construction shall comply with NFPA 1 and 101. 			

Comments:

Location of Construction: 30 DANFORTH ST	Owner Name: BROWN J B & SONS	Owner Address: PO BOX 207	Phone:
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

6/25/2010-jmb: Left vcmg for Vin V. To verify the bathroom facilities location.

6/28/2010-jmb: Vin called and reminded that there is already a permit issued for the 3rd floor bathroom renovation.

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.**

 X **Final inspection required at completion of work.**

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

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.



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>22,086 SF</u>
Tax Assessor's Chart, Block & Lot Chart# <u>40</u> Block# <u>D</u> Lot# <u>1</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>J.B. Brown & Sons</u> Address <u>36 Danforth Street</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207/774-5908</u>
Lessee/DBA (If Applicable) <u>Peabody Center</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work \$ <u>145,100.-</u> C of O Fee: \$ _____ Total Fee: \$ <u>1,470.00</u>
Current legal use (i.e. single family) <u>office</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>office 3rd floor</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Construct 23 offices, conference room, and lunchroom, and fire room. Adding one device to existing life safety system</u>		
Contractor's name: <u>Wright Ryan</u> Address: <u>10 Danforth St.</u> City, State & Zip <u>Portland, ME 04101</u> Telephone: _____ Who should we contact when the permit is ready: <u>Vin Veroneau</u> Telephone: <u>774-5908</u> Mailing address: _____		

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 comply with 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

JUN - 3 2010

Signature: [Signature] Date: 6/3/2010

This is not a permit; you may not commence ANY work until the permit is issued.
City of Building Inspections
City of Portland, Maine



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

6.3. 2010

Received from

J. B. Brown, Inc

Location of Work

20-36 Danforth St

Cost of Construction

\$ _____ Building Fee: _____

Permit Fee

\$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total:

\$1470

Building (I1) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL:

40 D1

Check #:

4153

Total Collected \$

\$1470

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by:

J. J. D.



Certificate of Design

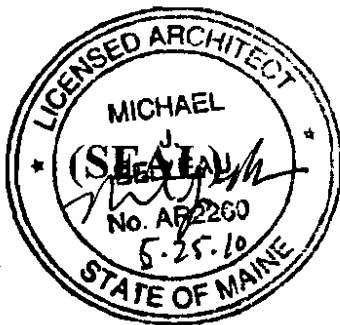
Date: 5.25.2010

From: _____

These plans and / or specifications covering construction work on:

The Peabody Center office space fitout @ 3rd floor area,
30 Danforth St.

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 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 BELLEAU
 Date: 5.25.10
 Job Name: PEABODY CENTER OFFICE SPACE
 Address of Construction: 30 DANFORTH ST., 3RD FLOOR PARTIAL

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 EXIST 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, w_b
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, C_e
 _____ If $P_g > 10$ psf, snow load importance factor, I_f
 _____ 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_f and
 _____ deflection amplification factor, C_d (1617.6.2)
 _____ Analysis procedure (1616.6, 1617.5)
 _____ Design base shear (1617.4, 1617.5.1)

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: 30 DANFORTH ST., 3RD FLOOR

Nature of Project: OFFICE FIT OUT IN EXISTING OFFICE

BLDG.

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: *Michael J. Belleau*

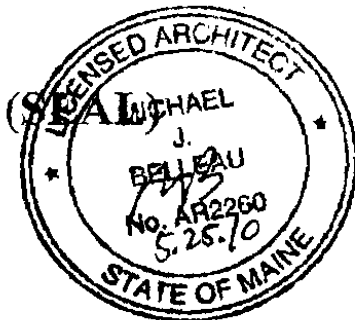
Title: ARCHITECT

Firm: MICHAEL BELLEAU ARCHITECT

Address: 61 PLEASANT ST., STE. 105

PORTLAND ME 04101

Phone: (207) 874-7668



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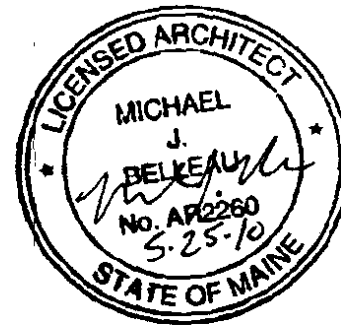
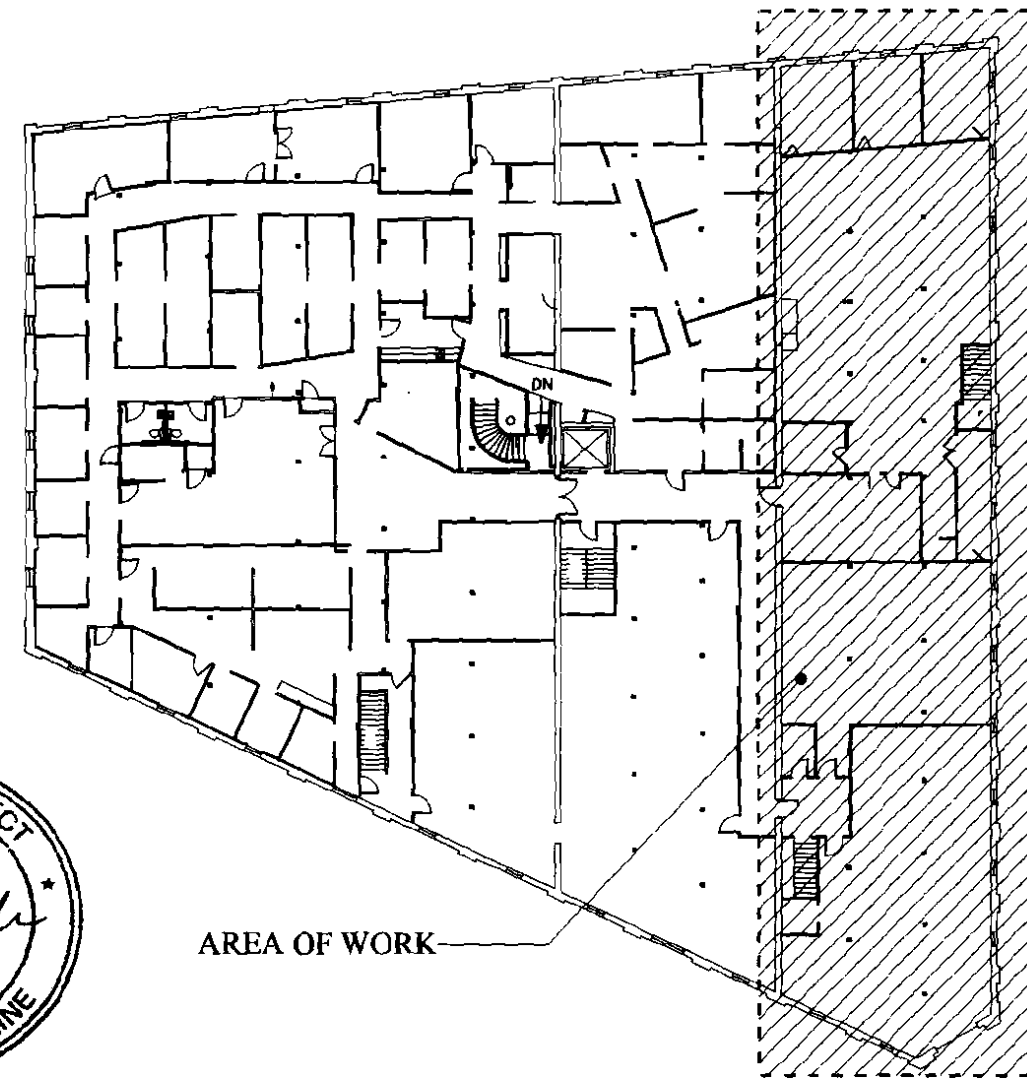
The Peabody Center TENANT SPACE

30 DANFORTH STREET
PORTLAND ME 04101

OWNER: J.B. BROWN & SONS
36 DANFORTH ST.
PORTLAND ME 04101

LIST OF DRAWINGS:

- A0.1 TITLE SHEET, NOTES, ETC.
- A1.3 PARTIAL PLANS- NEW & DEMO



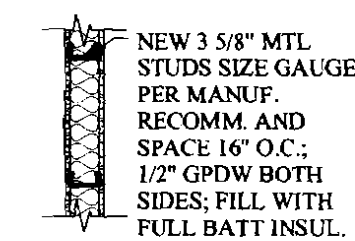
1
A0.1 **THIRD FLOOR KEY PLAN**
SCALE: 1/32" = 1'-0"

GENERAL NOTES:

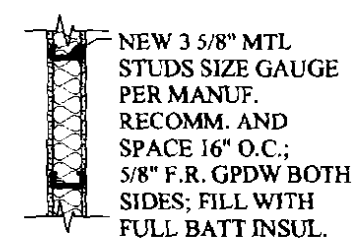
1. These drawings are property of Michael Belleau Architect and not to be copied or reproduced in part or whole. Copyright 2010 Michael Belleau Architect
2. Do not scale these drawings: these drawings are approximate; contractor to verify all dimensions in field; all dimensions shown are clear dimensions- not to studs.
3. 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. Doors to hall to be smokeproof. Walls in egress stairs to be 1 hour rated walls enclosures per NFPA 7.1.3.2.1(2)(b).
Doors to egress stairs to be 1 hr. fire rated per NFPA Table 8.3.4.2.
Landing at top of existing egress stair 315 at outside wall does not have to exceed 48" deep NFPA 7.2.2.3.2.4
Door at top of exist. stair 315 can swing into landing leaving less than half the required width (44"/2= 22") but must not encroach more than 7" into the required width (44" - 7"= 39" left after door fully open) when fully open NFPA 7.2.1.4.4 (1)(2).
Occupant load: 100 s.f./person from NFPA table 7.3.1.2 & ~5,909 s.f. so more than 50 person occupancy (60).
Therefore doors from tenant space swing out per 7.2.1.4.3.
Accessibility requirements: This project should meet ADAAG requirements for access. Electrician responsible for all ADAAG requirements for signage, alarms, etc.
4. These drawings are for obtaining building permit. Architect not liable for any structural, mechanical, plumbing, electrical, etc. work.
6. Electrician to wire per tenant needs and to do so per all local, state, and national relevant codes including life safety (egress lighting and signs, etc.).
7. 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.
8. Demolition: contractor to shore and brace all relevant areas prior to any demolition and is responsible for all safety issues. All materials to be disposed of according to all applicable laws local, state and federal. Contractor to verify with owner regarding saving any removed items.

NOTES:

1. ALL DOORS IN HM FRAME.
2. DOORS TO STAIRS 329 AND 315 ARE 1 HOUR FIRE RATED WITH CLOSERS AND PANIC BARS ON TENANT SIDE.
3. ENTRY DOOR TO RECEPTION IS PER OWNERS DIRECTION.
4. DOORS TO ROOMS 314,328,330,331 TO BE 1 3/8" SOLID CORE BIRCH.
5. ALL THE OFFICE DOORS TO BE PATIO TYPE, WOOD; CHOSEN BY OWNER.
6. ALL DOORS HARDWARE TO BE MATT SILVER FINISH; LEVER HANDLES; 3 BUTTS; LOCKSETS PER OWNERS DIRECTION; ALL DOORS CAN OPEN FROM INSIDE WITHOUT KEY EVEN WHEN LOCKED; ALL DOORS ARE 3' WIDE.
7. ANY GLAZING IS TO MATCH OWNERS OFFICES.
8. ALL THRESHOLDS TO BE ACCESSIBLE (1/2" MAX.)
9. SEE OWNER FOR BASE, FLOOR, PAINT, ETC. FINISHES.
10. ALL FINISHES TO BE PER CODE IN STAIRS.



X ALL PARTITIONS
U.O.N.



1HR 1 HOUR FIRE RATED
PARTION

VERIFY AT EXISTING STAIR WALLS THAT THEY MEET THIS 1 HR RATED MIN. CONSTRUCTION WITH THE 5/8" TK GPDW, ETC.; ADD LAYER OF 5/8" F.R. GPDW TO EACH SIDE OF EXIST. STAIR WALLS IF NOT ALREADY HAVE THAT.

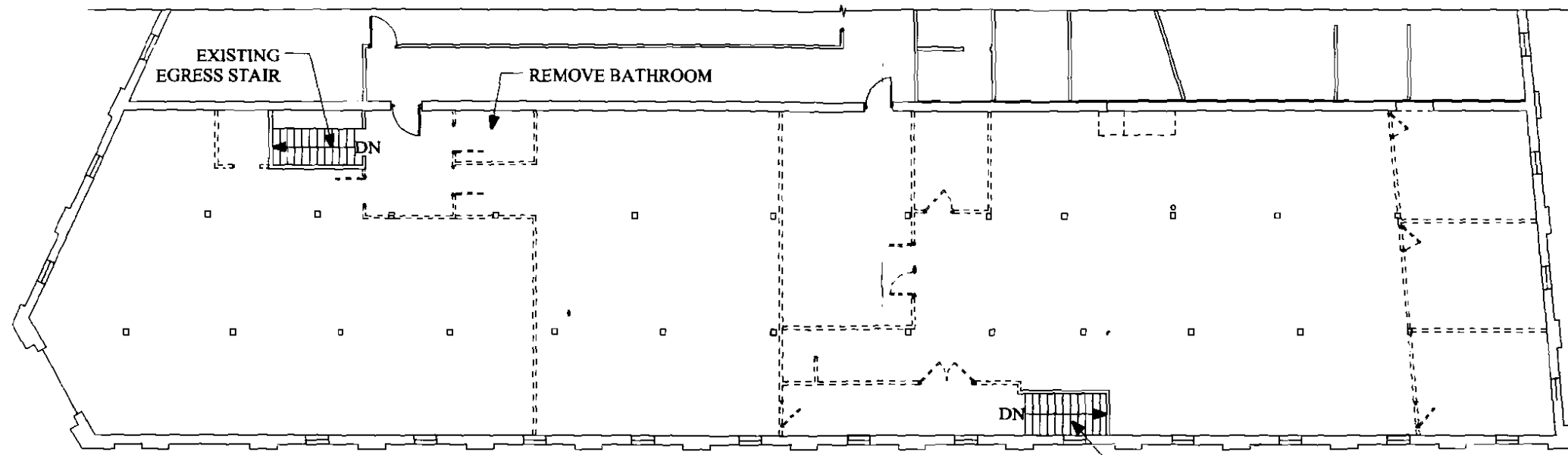
PARTITION TYPES:

NOTE: 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.

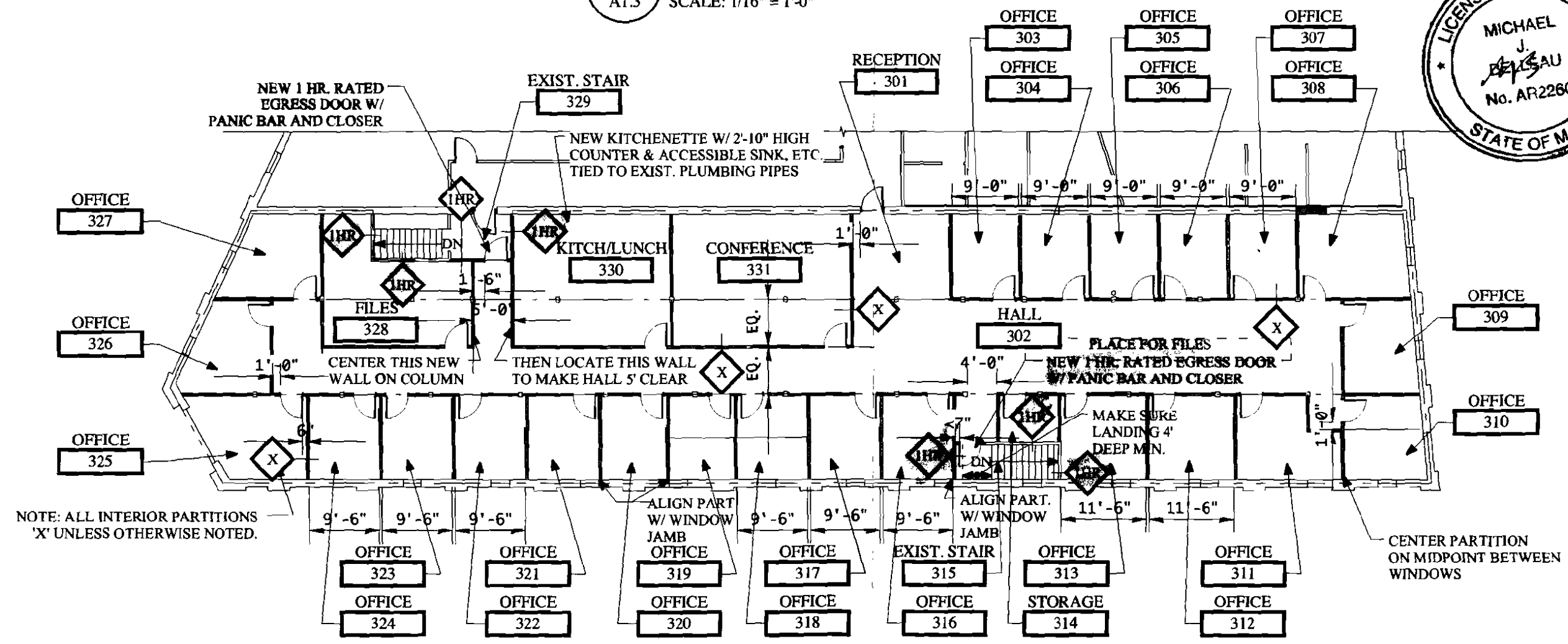
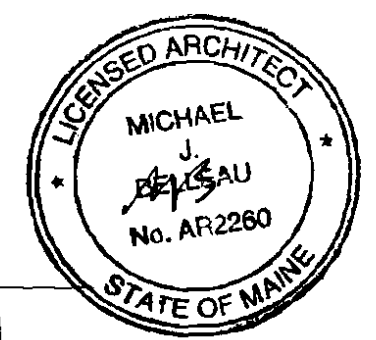
BUILDING PERMIT SET

Drawing Number: **A0.1**
 Drawing Title: **TITLE SHEET, NOTES, ETC.**
 Date: 5/25/10
 Scale: N/A
 Project Number: 10.04
 Reference: NONE
 J.B. Brown & Sons, Inc.
 30 Danforth Street
 Portland ME 04101
 Copyright 2010 Michael Belleau Architect
 61 Pleasant Street Portland ME 04101 (207)874-7668
 www.michaelbelleau.com
 Project Title: Peabody Center at 30 Danforth
 belu

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1 DEMOLITION PLAN
 A1.3 SCALE: 1/16" = 1'-0"
 [---] = REMOVE & PATCH TO MATCH, TYP.



2 PLAN
 A1.3 SCALE: 1/16" = 1'-0"
 [---] = NEW WALLS
 [---] = NEW F.R. WALLS

BUILDING PERMIT SET

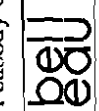
Drawing Number: A1.3
 Drawing Title: PARTIAL PLANS- NEW & DEMO

Date: 5/25/10
 Scale: 1/16" = 1'-0"
 Project Number: 10.04
 Reference: NONE

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

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 61 Pleasant Street Portland ME 04101 (207) 747-7668
 www.michaelbebeau.com

Project Title: Peabody Center at 30 Danforth



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