



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that **J B Brown & Sons**
has permission to **Add bathrooms to 2nd floor area**

Located At **20 DANFORTH**

PERMIT SUB

PERMIT #2011-01-342
MAR 2 2011

CITY OF PORTLAND

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

[Signature]
Fire Prevention Officer

[Signature]
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.
PENALTY FOR REMOVING THIS CARD.

SCANNED

*AC to close + SCAN
NLP*



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-01-342-ALTCOMM

Located At: 20 DANFORTH

CBL040 - - D - 001 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Fire

1. Structure shall comply with City Code Chapter 10.
2. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
3. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
4. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.
5. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
6. Fire extinguishers are required. Installation per NFPA 10.
7. Any cutting or welding and hot work taking place in a commercial building requires a separate "Hot Work Permit" from the Fire Department.

Building

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

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 Inspections 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.**
1. Close In Elec/Plmb/Framing
 2. Final inspection 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 OF 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>20-30 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</u>
Current legal use (i.e. single family) <u>office</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: <u>Construct common area bathrooms on the 2nd floor similar to the 3rd floor common bathrooms recently approved and constructed.</u>		
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: 1/26/11

This is not a permit; you may not commence ANY work until the permit is issued JAN 26 2011

Dept. of Building Inspections
City of Portland Maine



Certificate of Design

Date: 1.25.11

From: Michael Belleau Architect

These plans and / or specifications covering construction work on:

New 2nd floor bathrooms & corridor relocation in
20-36 Danforth Street 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.

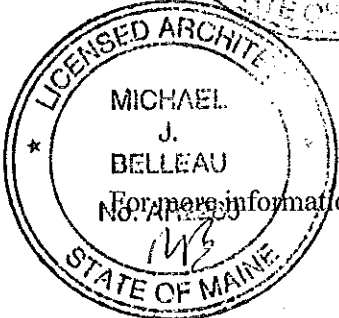
Signature: [Handwritten Signature]

Title: Architect

Firm: Michael Belleau Architect

Address: 61 Pleasant St., Ste. 104D
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

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JAN 26 2011



Certificate of Design Application

From Designer: Michael Belleau Architect
 Date: _____
 Job Name: 2nd Floor Bathrooms
 Address of Construction: 20 - 36 Danforth St.

2003 International Building Code

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

Building Code & Year IBC 2009 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_{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_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, 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, 1607.9, 1607.7, 1607.12, 1607.13-1610, 1611, 2404)

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JAN 26 2011



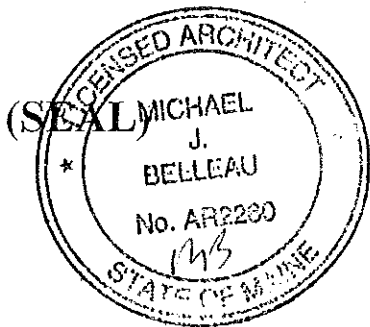
Accessibility Building Code Certificate

Designer: Michael Belleau Architect

Address of Project: 20-36 Danforth St., 2nd Floor

Nature of Project: New Men's & Women's ~~rooms~~
bathrooms and partial corridor
relocation.

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: [Handwritten Signature]

Title: Architect

Firm: Michael Belleau Architect

Address: 61 Pleasant St., Ste. 104D
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

Job Summary Report
Job ID: 2011-01-342-ALTCOMM

Indifer

Job Type: Adds/Alter Remodel Only Non-Res & NonHskp
Job Description: 20-36 Danforth
Job Year: 2011
Building Job Status Code: In Review
Pin Value: 548
Tenant Name:
Job Application Date: 48,000
Public Building Flag: N
Tenant Number:
Estimated Value: 48,000
Square Footage:
Related Parties: J B & BROWN
Property Owner

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance

Location ID: 6190

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
B49440	040 D 001 001	M					-70.257766	43.653402

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				20 DANFORTH STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
OFFICE & BUSINESS SERVICE		NOT APPLICABLE	B-3		Historic District		DISTRICT 2	CENTRAL BUSINESS DISTRICT

Structure Details

Structure: Office Building

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
	Office & Professional Buildings	0		20 DANFORTH STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference

User Defined Property Value

Permit #: BLDG-950

Permit Data

Job Summary Report
Job ID: 2011-01-342-ALTCOMM

Report generated on Jan 26, 2011 10:51:10 AM

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
6190	Office Building	Initialized	Add bathroom to 2nd floor common area			

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag
Inspection Details						

Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Job Valuation Fees	\$500.00							

New 2nd Floor Bathrooms

20-36 Danforth Street
Portland, Maine

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

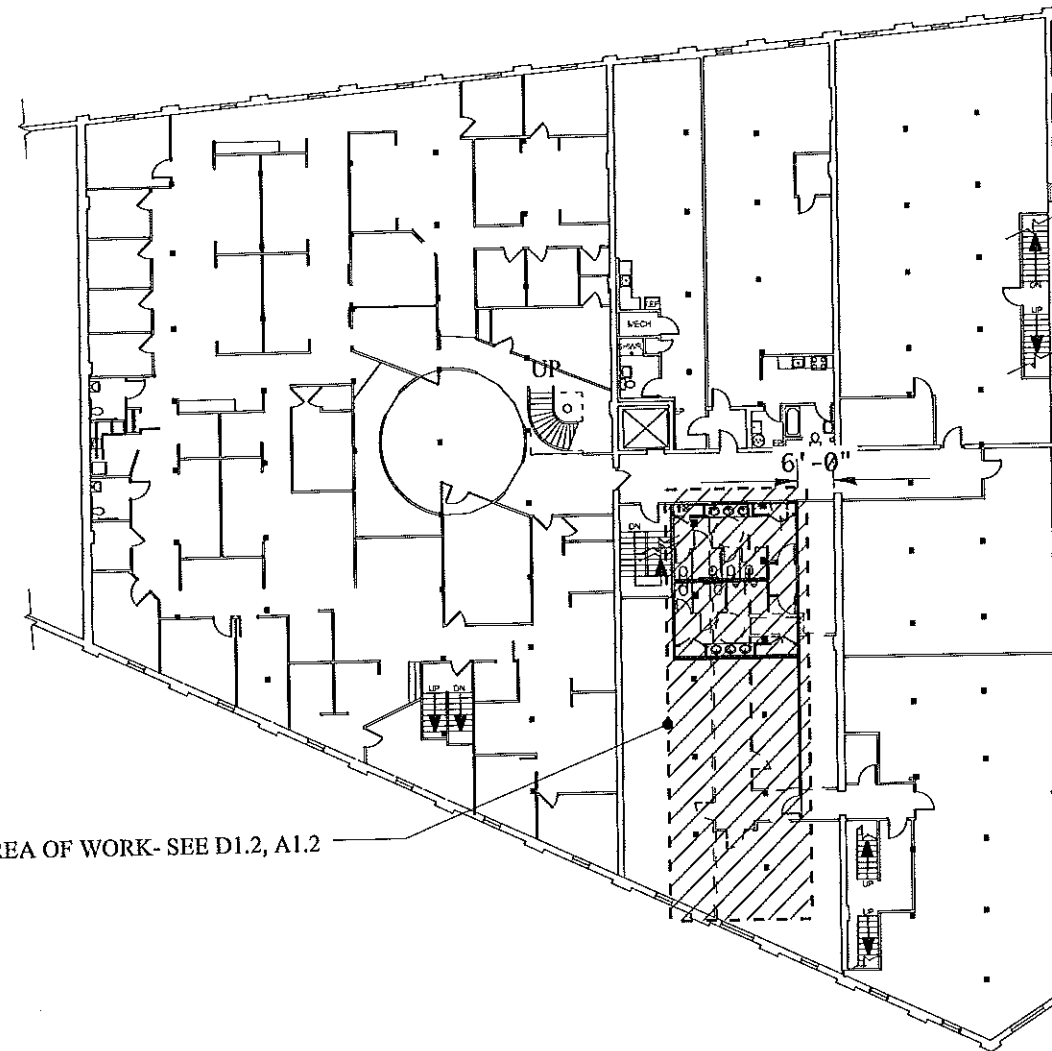
*PDF
E-Mail*

ARCHITECT:

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

NOTES:

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- 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 & ~19,000 s.f. = 190 people; 50% male & 50% female = 95 each. Maine State Internal Plumbing Code Table 4-1 for office building employee use, males: 3 lav.s, 4 toilets and 2 urinals; for females- 3 lav.s and 5 toilets. As there are already 5 toilets with lavatories on the floor the requirements are reduced to 2 toilets for females and 2 for males and also one lav. each. These new bathrooms allow existing one's to be reduced in future.
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.



AREA OF WORK- SEE D1.2, A1.2

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

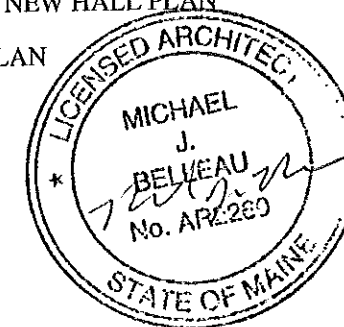
DRAWINGS INCLUDED IN THIS SUBMITTAL ARE:

- C1.0 COVER/ NOTES/ KEY PLAN
- D1.2 SECOND FLOOR DEMOLITION & NEW HALL PLAN
- A1.2 SECOND FLOOR BATHROOMS PLAN
- A5.1 INTERIOR ELEVATIONS

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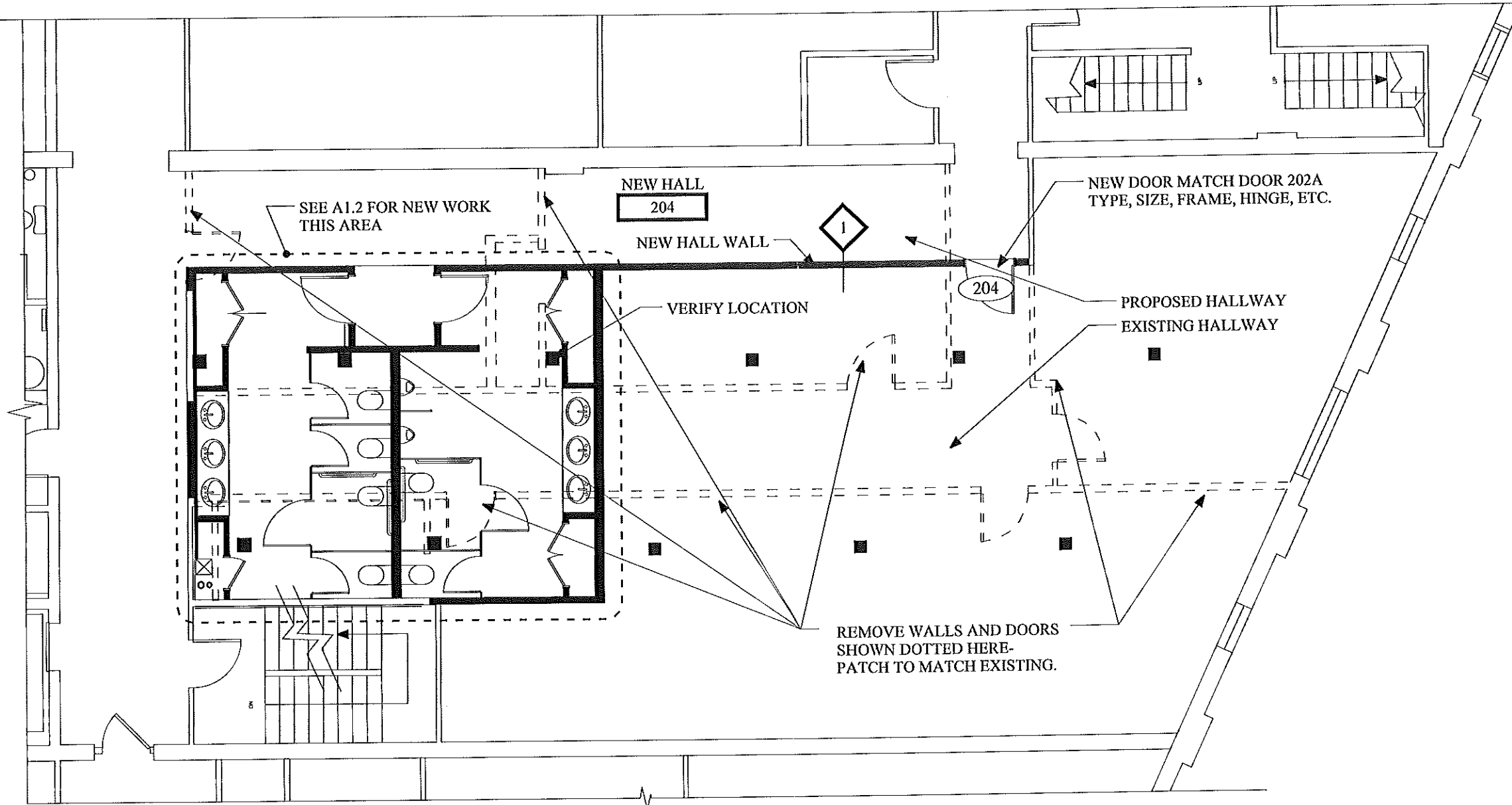
JAN 26 2011

Dept. of Building Inspections
City of Portland Maine



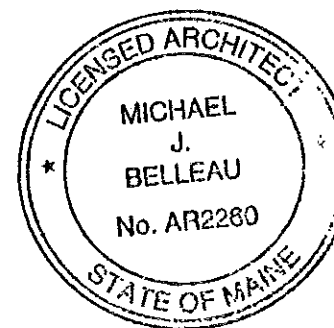
BUILDING PERMIT SET

Project Title New 2nd Floor Bathrooms	Drawing Title COVER/ NOTES/ KEY PLAN		Drawing Number C1.0
	Date: 1/24/11	Scale: NONE	
Project Number: 10.03		Project Number: 10.03	
J.B. Brown & Sons, Inc. 36 Danforth Street Portland ME 04101		Copyright 2011 Michael Belleau Architect 61 Pleasant Street, Portland ME 04101 (207)874-7668 www.michaelbelleau.com	
bell		beau	
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NOTE: EXPOSED EXISTING 4 1/4" DIAM. SPRINKLER SYSTEM MAIN PIPES OVERHEAD IN VARIOUS LOCATIONS WHERE WORK IS PROPOSED. I MEASURED ONE TO BE 6'-5" TO BOTTOM OF PIPE WHICH IS BELOW CODE MINIMUM. APPROVAL OF THIS BUILDING PERMIT WILL BE TAKEN AS APPROVAL OF EXISTING PIPE HEIGHTS BY CODE OFFICIALS.

1 DEMOLITION 2ND FLOOR PLAN
 D1.2 SCALE: 1/4" = 1'-0"

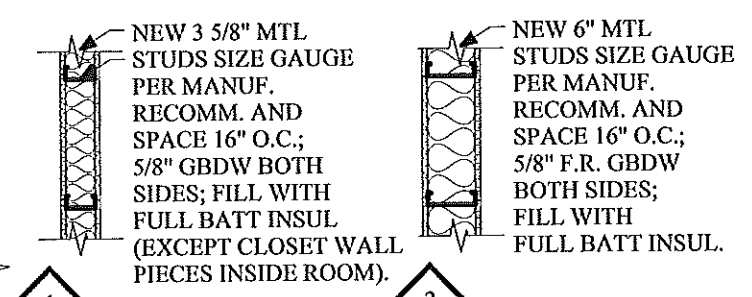
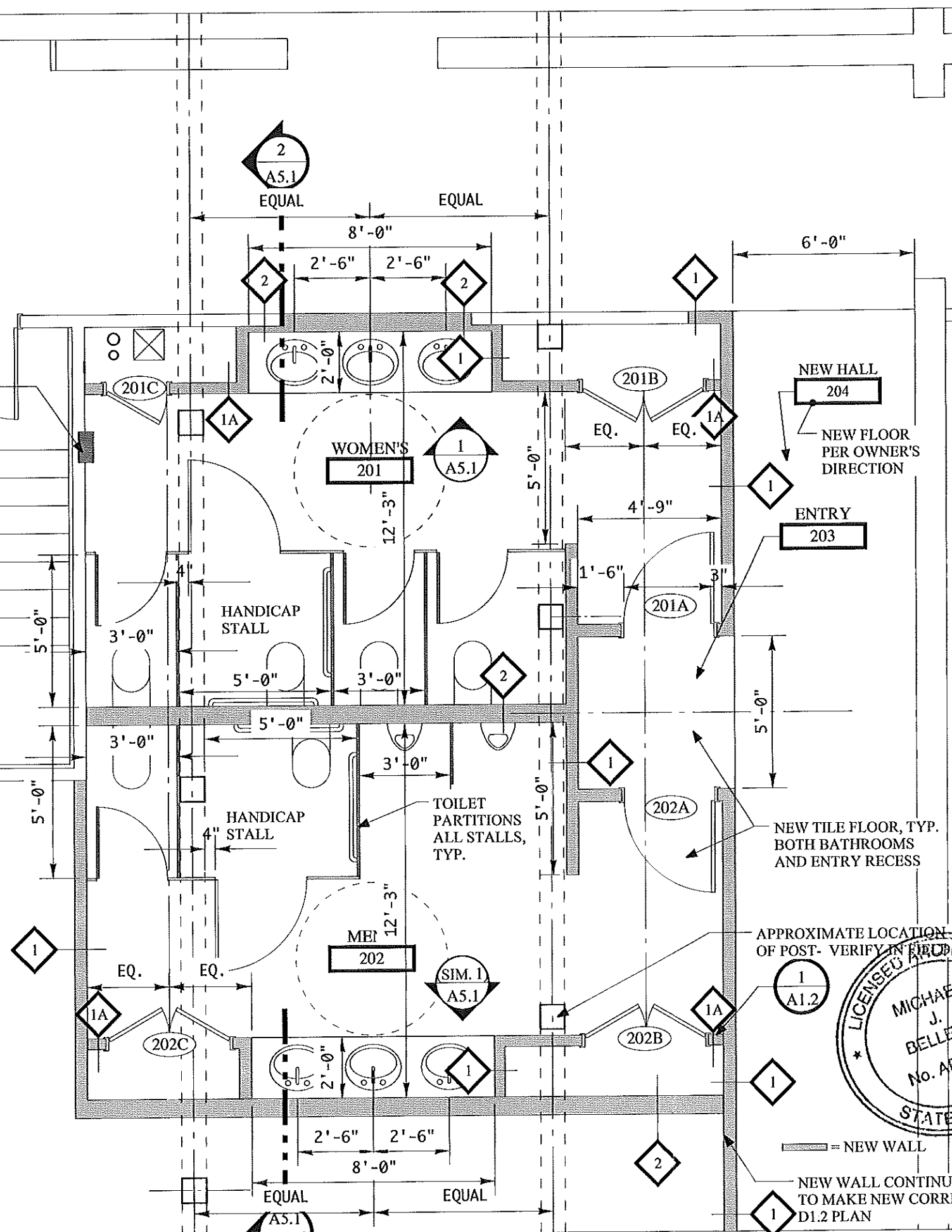


BUILDING PERMIT SET

Drawing Number D1.2	
Project Title 2ND FL. DEMO. & NEW HALL PLAN	Scale: AS NOTED
Date: 1/24/11	Reference: NONE
Project Number: 10.03	
I.B. Brown & Sons, Inc. 36 Danforth Street Portland ME 04101 Copyright 2011 Michael Belleau Architect 61 Pleasant Street Portland ME 04101 (207)874-7668 www.michaelbelleau.com	
Project Title New 2nd Floor Bathrooms	bell beau Copyright 2011 Michael Belleau Architect

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EXIST. ELEC. PANEL-
RELOCATE IF NECESSARY
PER CODE



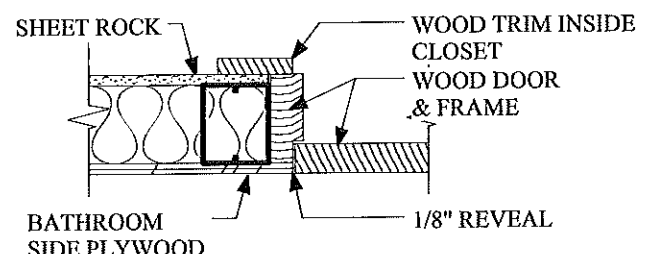
PARTITION TYPES

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.

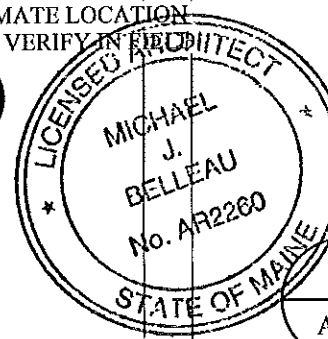
1A OPTION @ CL. DOORS- SEE 1/A1.2

- 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.
 - SEE D1.2 FOR DEMOLITION WORK AND NEW HALL WORK.
 - 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 201A & 202A 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

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



BUILDING PERMIT SET

Drawing Number: **A1.2**

Drawing Title: **SECOND FLOOR PARTIAL PLAN**

Project Title: **New 2nd Floor Bathrooms**

Date: **1/24/11**

Scale: **1/4" = 1'-0"**

Reference: **NONE**

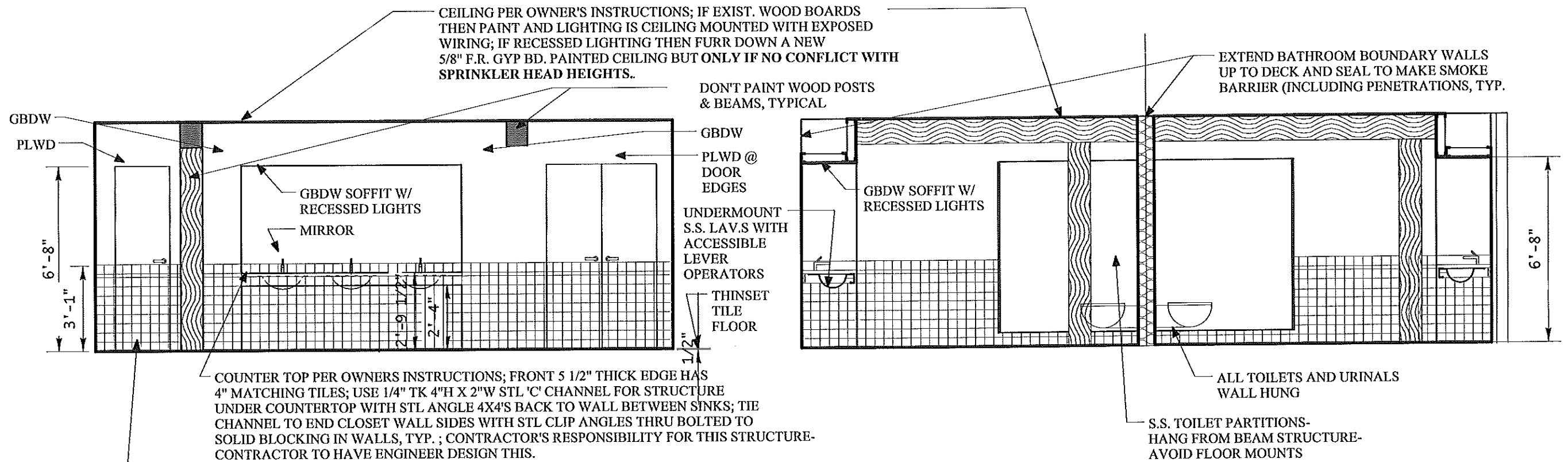
Project Number: **10.03**

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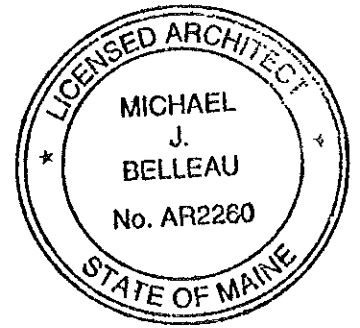


1 ELEVATION
A5.1 SCALE: 1/4" = 1'-0"

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 A5.1	Drawing Title INTERIOR ELEVATIONS	
	Date: 1/24/11	Scale: 1/4" = 1'-0"
Project Number: 10.03	Reference: NONE	
Project Title New 2nd Floor Bathrooms	J.B. Brown & Sons, Inc. 36 Danforth Street Portland ME 04101	Copyright: 2011 Michael Belleau Architect 61 Pleasant Street Portland ME 04101 (207)874-7668 www.michaelbelleau.com
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