



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development

Building Inspections Division

Issued to: JB Brown & Sons

Date Issued: 9/16/2011

Location: 30 Danforth St

CBL: 040 D001001

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2011-05-994, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Suite 207 & 307

APPROVED OCCUPANCY

Business Offices

Use Group B

Type 3B

IBC-2009

Limiting Conditions: NONE

Approved: 

Inspector


Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that J B & SONS BROWN

Located At 28 DANFORTH

Job ID: 2011-05-994-ALTCOMM

CBI: 048 - - D - 001 - 001 - - - - -

has permission to Interior renovations to 2nd 3rd flr Hallways to subdivide area provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

[Handwritten signature and date 5/24/11]



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: 2011-05-994-ALTCOMM

Located At: 20 DANFORTH

CBL: 040 - - 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. This property shall remain offices. Any change of use shall require a separate permit application for review and approval.
3. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Fire

All construction shall comply with City Code Chapter 10.

This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

Fire extinguishers are required. Installation per NFPA 10.

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.

The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.

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.

Two means of egress are required from every story. "MRS A Title 25 § 2453"

No means of egress shall be affected by this renovation.

Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.

Capt. Gautreau

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. All penetrations between units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the required rating per Sec. 712 of the IBC.
3. 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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-05-994-ALTCOMM	Date Applied: 4/29/2011	CBL: 040 - - D - 001 - 001 - - - - -	
Location of Construction: 20 DANFORTH ST	Owner Name: J B & SONS BROWN	Owner Address: PO BOX 207 PORTLAND, ME - MAINE 04112	Phone: 774-5908
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-3
Past Use: Offices	Proposed Use: Same: Offices - to make interior renovations to the 2 nd & 3 rd floors	Cost of Work: \$30,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: 2B
		Signature: CAPT. R. Gauthier	Signature: IBC 09
Proposed Project Description: 20 - 36 Danforth: 2nd 3rd floor renovations		Pedestrian Activities District (P.A.D.) 5/23	

Permit Taken By: Lannie **Zoning Approval**

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Mjn <input type="checkbox"/> MM</p> <p>Date: <i>5/11/11</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><i>within</i></p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>any exterior work requires a separate review and approval</i></p> <p>Date:</p>
	<p>CERTIFICATION</p>		

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	PHON



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 St.</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 * <u>must</u> 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>30,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>B-3 - Commercial</u>		
If vacant, what was the previous use? <u>office</u>		
Proposed Specific use: <u>office</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>Extension of 2nd & 3rd floor hallways to allow subdivision of a larger office space. New demising walls to create a smaller office unit. Misc demo.</u>		
Contractor's name: <u>TBD</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: _____		Telephone: _____
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 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
APR 29 2011
Dept. of Building Inspections
Maine

09347

Signature: [Signature] Date: 4/29/11

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



Certificate of Design

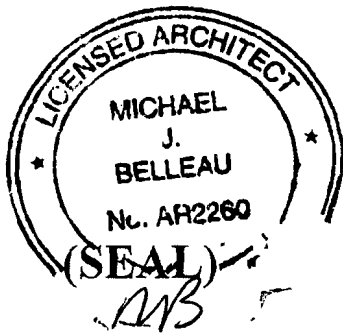
Date: 4.29.11

From: MICHAEL BELLEAU ARCHITECT

These plans and / or specifications covering construction work on:

EXTENSION OF HALLWAYS ON 2ND & 3RD FLOORS & NEW
TENANT PARTITIONS, MISC. DEMO, ETC @ 20-36 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: [Handwritten Signature]

Title: ARCHITECT

Firm: MICHAEL BELLEAU ARCHITECT

Address: 61 PLEASANT ST.

SUITE 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



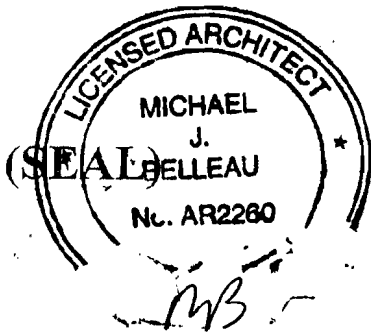
Accessibility Building Code Certificate

Designer: MICHAEL BELLEAU ARCHITECT

Address of Project: 20-36 DANFORTH ST., 2ND & 3RD FLOORS

Nature of Project: EXTENDING HALLWAYS ON 2ND & 3RD FLOORS TO EXISTING STAIRS, COUPLE OF NEW TENANT DIVIDING WALLS, MISC. DEMO., ETC

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



Certificate of Design Application

From Designer: MICHAEL BELLEAU ARCHITECT
 Date: 4.29.11
 Job Name: #11.03 EXTENSION OF HALLWAYS, ETC.
 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 IIB

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, SDs & SD1 (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_d 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)

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 inspection required prior to insulating or drywalling.
 2. Final inspection required upon 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.

J.B. Brown & Sons
P.O. Box 207
Portland, Maine 04112

August 24, 2011
Job No. 2011-077
Pg. 1 of 1

Attention: Trish Weimer

Subject: Knee Brace removal at Suite 305 at 30 Danforth St., Portland, ME.

Trish:

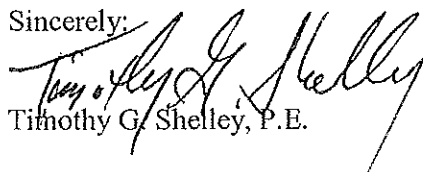
Regarding the removal of the knee braces we discussed on site on July 13, 2011, the braces planned for removal are as follows:

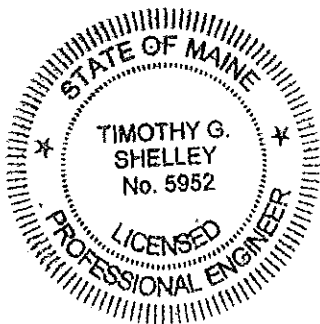
1. The (2) knee braces within planned Conference Room 302.
2. The knee brace at door 303B.

The removal of the knee braces at these locations will require the addition of a 1.75"x9.25" LVL to both sides of the effected girder. The LVLs shall be attached per the sketch provided to J.B. Brown from SEI dated 5/23/11. Please note that the LVLs may be bolted together with 1/2" threaded rods, in lieu of the 5/8" rods shown on the earlier sketch. A copy of that sketch is attached for your records.

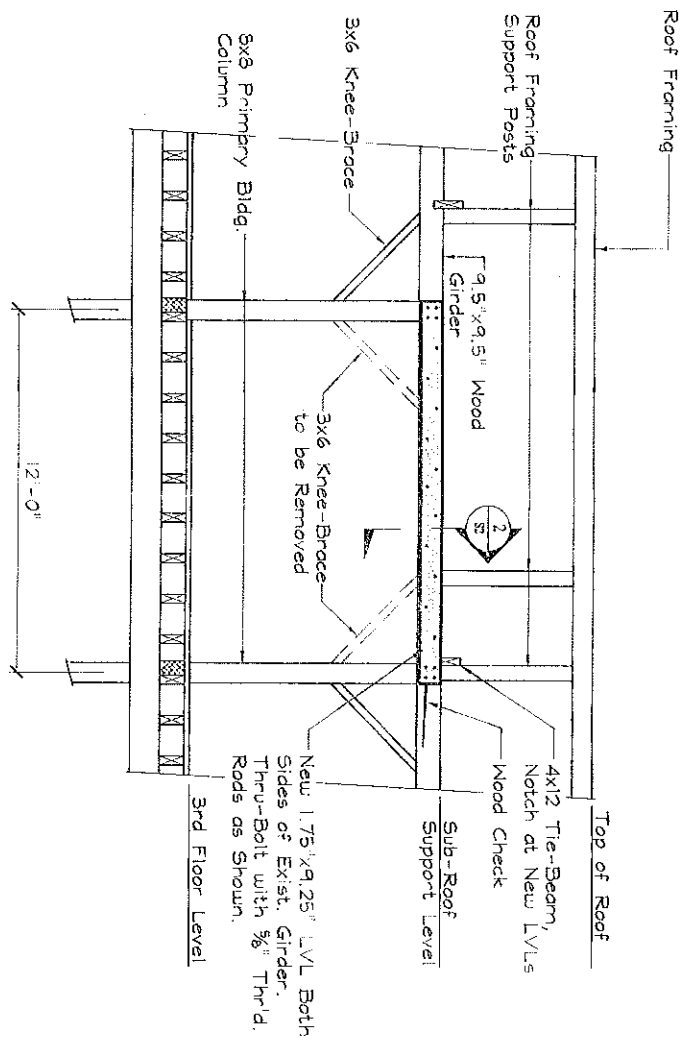
Please let me know if you have any questions.

Sincerely:


Timothy G. Shelley, P.E.



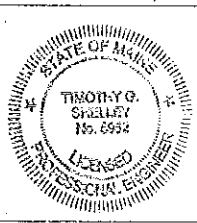
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SECTION
SCALE: 1/4" = 1'-0"
1
S1

See Owner for Location

- GENERAL NOTES:**
1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS AND JOB SPECIFICATIONS.
 2. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.



SEI
SHELLEY ENGINEERING, INC.
 STRUCTURAL CONSULTANTS
 P.O. Box 1030
 GRAY, MAINE 04039
 PHONE (207) 657-8081
 www.SHELLEYENGINEERING.com

30 DANFORTH STREET HALLWAY EXTENTIONS PORTLAND MAINE		
DESIGN BY: TGS	DATE: 5/23/11	SHEET NO.: S1 OF 2
CHECKED BY: TGS	SCALE: AS NOTED	JOB NO.: 2011-077

OWNERS COPY

Extension of Hallways, etc.

20-36 Danforth Street
Portland, Maine

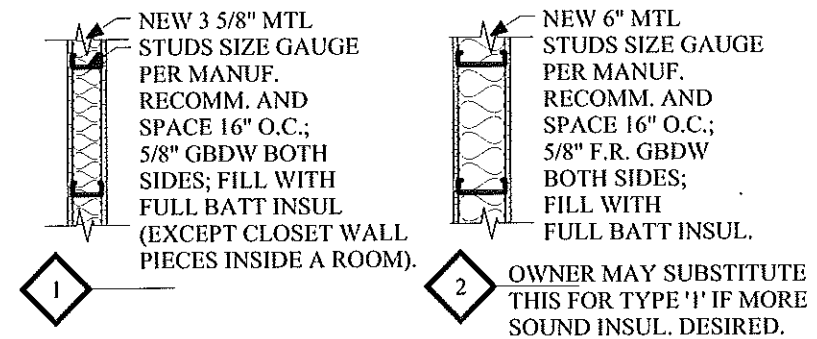
OWNER:
J. B. Brown & Sons, Inc.
30 Danforth Street
Portland ME 04101

ARCHITECT:

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

GENERAL NOTES:

- These drawings are property of Michael Belleau Architect and not to be copied or reproduced in part or whole. Copyright 2011 Michael Belleau Architect
- 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 & ~19,000 s.f. = 190 people.
Travel Distance: NFPA 38.2.6.1 300 ft. (same for exist. bldg.s so covers whether new work must meet new).
Common Path of Travel: NFPA 38.2.5.3.1 100 ft. (same for exist. bldg.s so covers whether new work must meet new).
Accessibility requirements: **project should meet ADAAG requirements** for access. Electrician responsible for all ADAAG requirements for signage, alarms, etc. All doors are lever handles. All thresholds accessible.
Emergency lighting to be installed by electrician per NFPA 38.2.9 referring to section 7.9.
Means of Egress to have signs installed by electrician according to NFPA 38.2.10 referring to 7.10.
- Architect not responsible for any current code violations in existing building, Assume city has approved all existing construction. Acceptance of these drawings in form of issuing of permits is considered approval by authorities having jurisdiction of proposed work shown as existing buildings have many unique conditions and it is assumed those government agencies granting building permit have examined these conditions.
- 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.



PARTITION TYPES

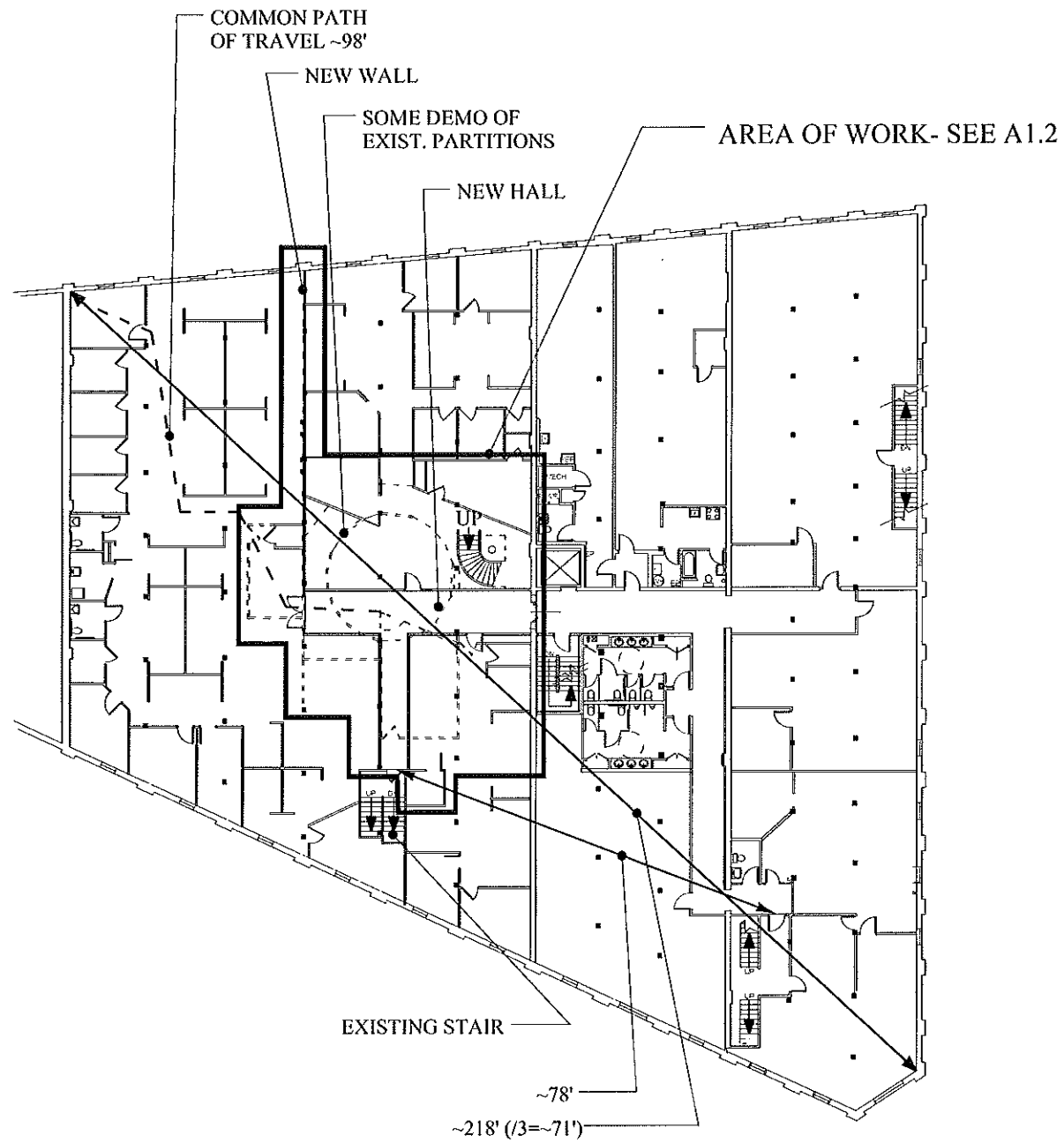
- NOTES:
- DO NOT SCALE THESE DRAWINGS; THESE DRAWINGS ARE APPROXIMATE; CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD; ALL DIMENSIONS SHOWN ARE CLEAR DIMENSIONS- NOT TO STUDS.
 - SEE A1.2, A1.3 FOR DEMOLITION WORK AND NEW HALL WORK.
 - SEAL ALL WALLS AT COLUMNS, BEAMS & DECK TIGHT TO MAKE SMOKE PROOF. ALL WALLS TO GO UP TO DECK THEREFORE, INFILL BETWEEN JOISTS IF NECESSARY.
 - ALL DOOR LEAFS 6'-8" H X 3'-0" W, 1 3/8" TK WD SOLID CORE BIRCH PATIO DOORS PER OWNERS DIRECTION.
 - ALL DOORS TO HAVE LEVER HANDLES; ALL HARDWARE MATT SILVER FINISH; 3 BUTTS; LOCKSETS PER OWNERS DIRECTION; ALL DOORS CAN OPEN FROM INSIDE WITHOUT KEY EVEN WHEN LOCKED. ALL DOORS TO HALL TO HAVE CLOSERS. DOOR FRAMES TO BE HOLLOW MTL PAINTED U.O.N. SEE PLAN FOR DOUBLE DOOR 307 RELOCATED. SEE PLAN FOR DOOR 208 WHICH HAS A SIDE LITE PER OWNERS DIRECTIVE AND FRAME MAY BE WOOD AS IS SIMILAR ELSEWHERE IN BLDG.
 - NEW DOORS HAVE DOOR NUMBER NEXT TO THEM.
 - INSTALL NEW ONE HOUR RATED DOOR 200 TO EXISTING STAIRWELL AND NEW LEVER HANDLES AND CLOSERS AND WEATHERSTRIPPING TO RETARD SMOKE INFILTRATION IF NOT ALREADY THAT WAY.
 - INSTALL ALL NECESSARY EMERGENCY EXIT SIGNAGE, LIGHTS, ETC. AS MENTIONED IN GENERAL NOTE 6. BY ELECTRICIAN.
 - ALL THRESHOLDS TO BE ACCESSIBLE (1/2" MAX.)
 - VERIFY WITH OWNER ALL BASE, FLOOR, PAINT, ETC. FINISHES.

- DRAWINGS INCLUDED IN THIS SUBMITTAL ARE:
- C1.0 COVER/ NOTES
 - C1.1 KEY PLANS
 - A1.2 SECOND FLOOR PARTIAL PLAN
 - A1.3 THIRD FLOOR PARTIAL PLAN

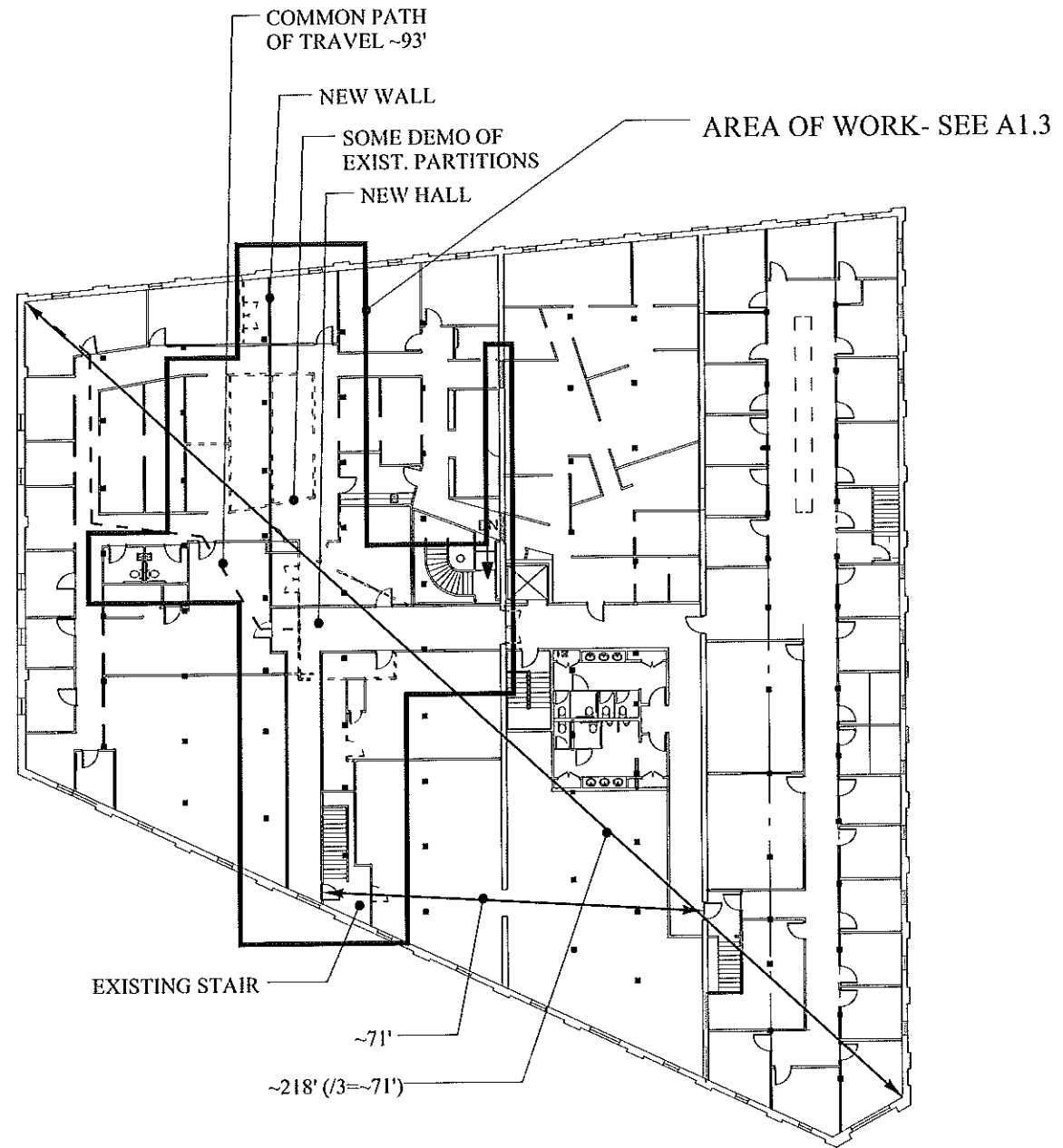


BUILDING PERMIT SET

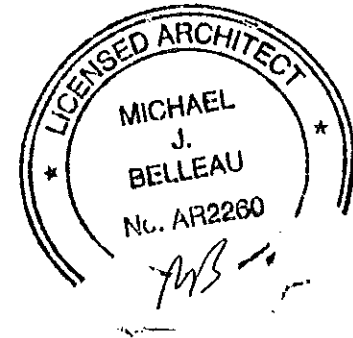
Drawing Number	C1.0		
Drawing Title	COVER/ NOTES	Date:	4/28/11
Project Title	Extension of Hallways, etc.	Scale:	NONE
J.B. Brown & Sons, Inc. 36 Danforth Street Portland ME 04101	Michael Belleau Architect 61 Pleasant Street Portland ME 04101 (207)874-7668 www.michaelbelleau.com	Project Number:	11.03
<p>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.</p> <p>Copyright: 2011 Michael Belleau Architect</p>			



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



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



BUILDING PERMIT SET

Drawing Number

C1.1

Drawing Title
 KEY PLANS

Date: 4/28/11
 Project Number: 11.03
 Scale: NONE
 Reference: NONE

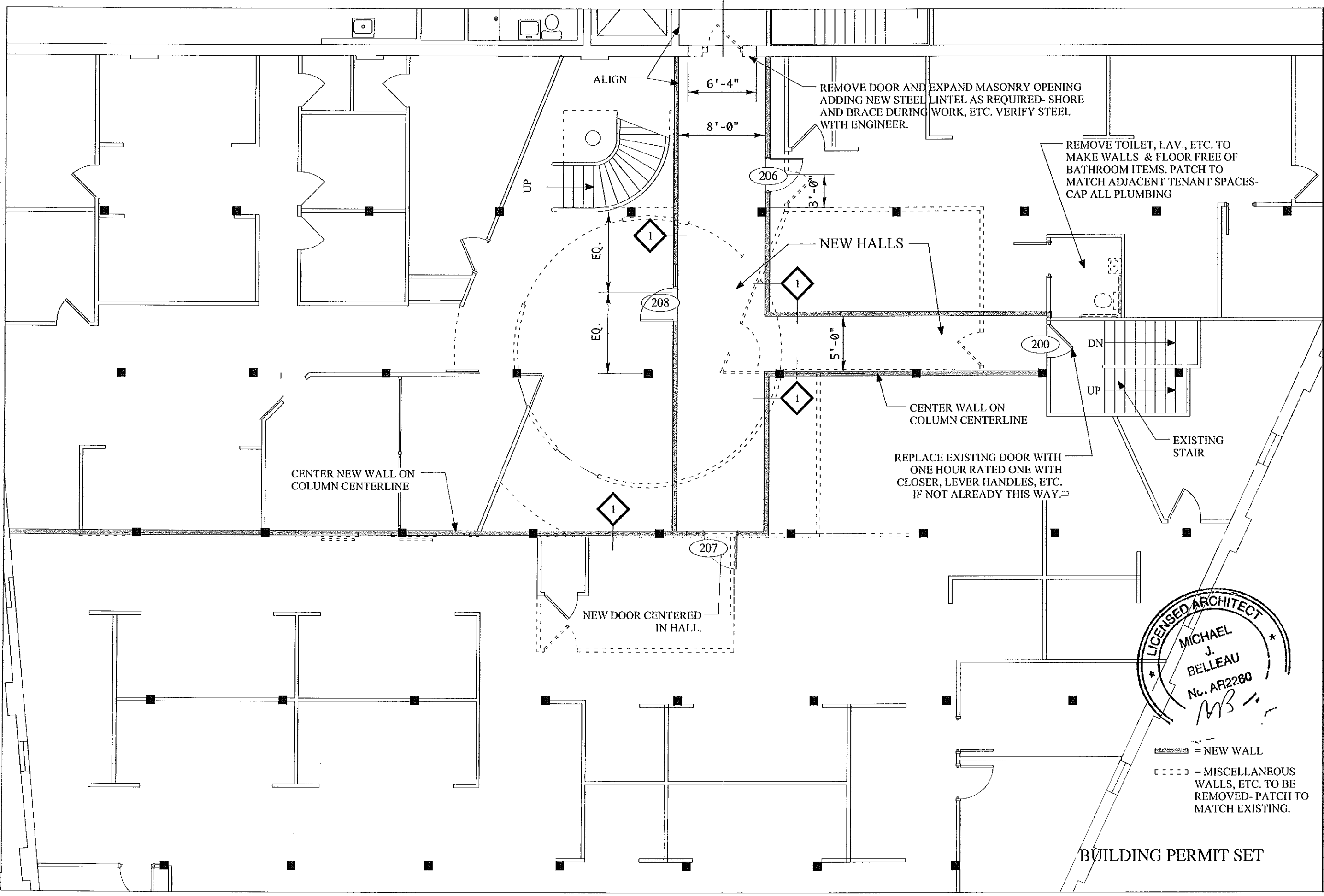
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 36 Danforth Street
 Portland ME 04101

Project Title
 Extension of Hallways, etc.

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beau

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Drawing Number
A1.2

Project Title
SECOND FLOOR PARTIAL PLAN

Date: 4/28/11 Scale: 1/8" = 1'-0"

Project Number: 11.03 Reference: NONE

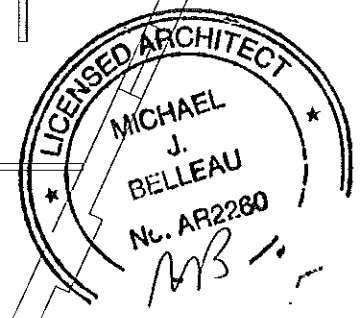
J.B. Brown & Sons, Inc.
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Portland ME 04101

Project Title
Extension of Hallways, etc.

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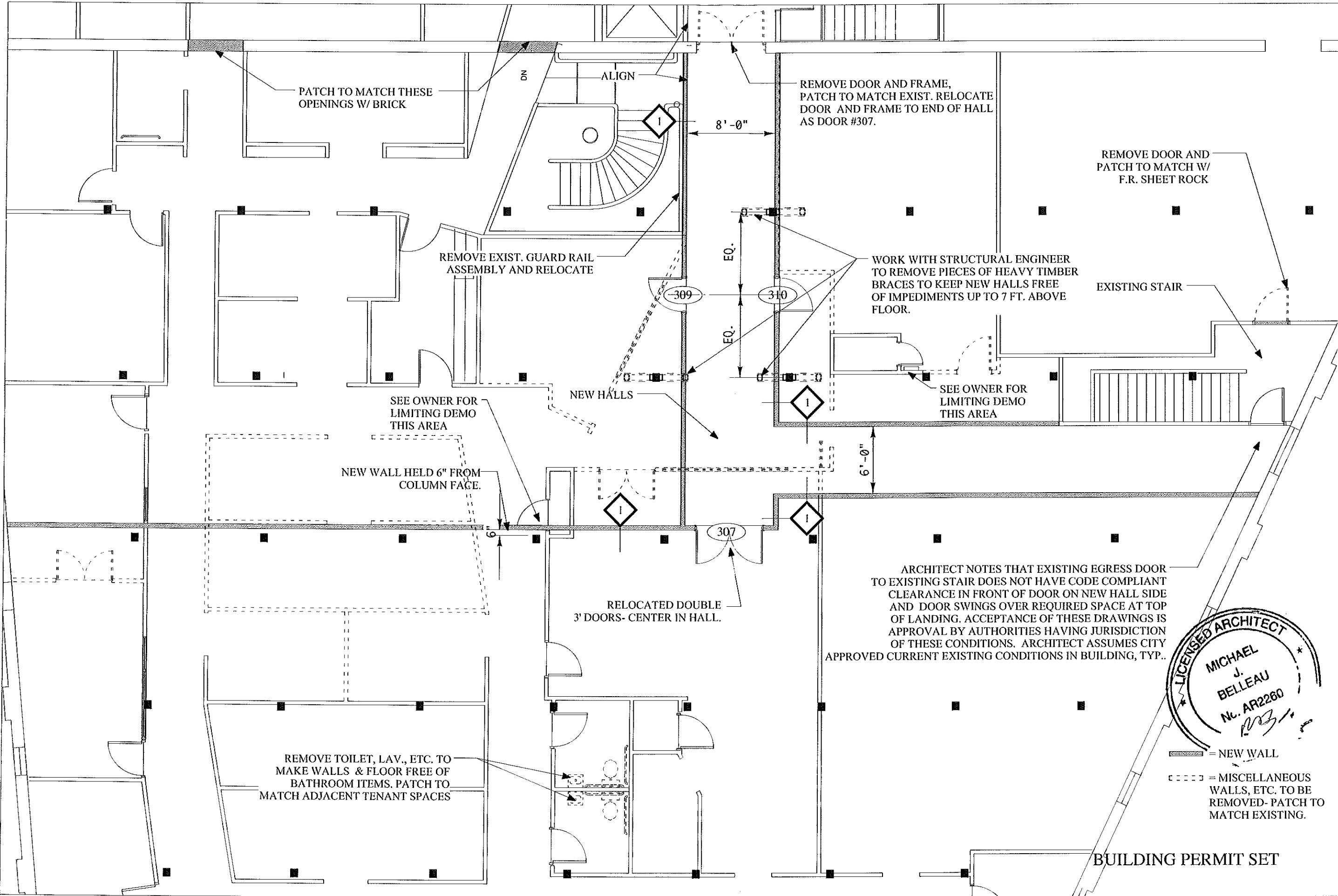
beau

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.
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- = NEW WALL
- - - - = MISCELLANEOUS WALLS, ETC. TO BE REMOVED- PATCH TO MATCH EXISTING.

BUILDING PERMIT SET



PATCH TO MATCH THESE OPENINGS W/ BRICK

REMOVE EXIST. GUARD RAIL ASSEMBLY AND RELOCATE

REMOVE DOOR AND FRAME, PATCH TO MATCH EXIST. RELOCATE DOOR AND FRAME TO END OF HALL AS DOOR #307.

REMOVE DOOR AND PATCH TO MATCH W/ F.R. SHEET ROCK

WORK WITH STRUCTURAL ENGINEER TO REMOVE PIECES OF HEAVY TIMBER BRACES TO KEEP NEW HALLS FREE OF IMPEDIMENTS UP TO 7 FT. ABOVE FLOOR.

EXISTING STAIR

SEE OWNER FOR LIMITING DEMO THIS AREA

NEW HALLS

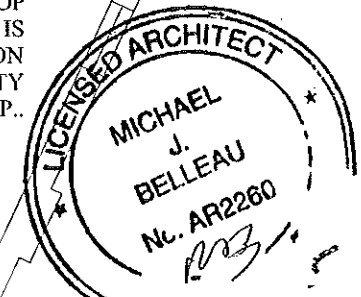
SEE OWNER FOR LIMITING DEMO THIS AREA

NEW WALL HELD 6" FROM COLUMN FACE.

RELOCATED DOUBLE 3' DOORS- CENTER IN HALL.

ARCHITECT NOTES THAT EXISTING EGRESS DOOR TO EXISTING STAIR DOES NOT HAVE CODE COMPLIANT CLEARANCE IN FRONT OF DOOR ON NEW HALL SIDE AND DOOR SWINGS OVER REQUIRED SPACE AT TOP OF LANDING. ACCEPTANCE OF THESE DRAWINGS IS APPROVAL BY AUTHORITIES HAVING JURISDICTION OF THESE CONDITIONS. ARCHITECT ASSUMES CITY APPROVED CURRENT EXISTING CONDITIONS IN BUILDING, TYP..

REMOVE TOILET, LAV., ETC. TO MAKE WALLS & FLOOR FREE OF BATHROOM ITEMS. PATCH TO MATCH ADJACENT TENANT SPACES



— = NEW WALL
 - - - - = MISCELLANEOUS WALLS, ETC. TO BE REMOVED- PATCH TO MATCH EXISTING.

BUILDING PERMIT SET

Drawing Number A1.3	Drawing Title THIRD FLOOR PARTIAL PLAN	Date: 4/28/11	Scale: 1/8" = 1'-0"	Reference: NONE
		Project Number: 11.03		
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