

**City of Portland, Maine – Building or Use Permit Application** 309 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction:		Owner:		Phone:		Permit No: <b>000086</b>	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:		Permit Issued: <b>FEB 9</b>	
Past Use:		Proposed Use:		COST OF WORK: \$		PERMIT FEE: \$	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <b>B Type 3B</b> <b>000996</b>	
Proposed Project Description:		Signature:		Signature:		Zone: CBL:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Zoning Approval: <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By:		Date Applied For:		Signature:		Date:	

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..

**PERMIT ISSUED WITH REQUIREMENTS**

**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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**PERMIT ISSUED WITH REQUIREMENTS**  
**CEO DISTRICTS**



COMMENTS

8 Feb-2K - Called M

3/8/00 - P. 1001 for Case In - #32 & #33 on location of Plans  
not Completed with - Change in location of Stairs w/ no Amendment  
to Plan - No Authority to Check In Green Key Specifications

3/5/00 - Architect Came in & signed & stamped plans - No new plans  
for Relocation of Stairs yet - MSN & PSA ok'd Change of Work  
Bringing walls on site

8/29/01 Inspected - area completed - will contact contractor for  
As Built Plans JB

9/15/01 Left message for Brad Findlay to get New plans JB

9/16/01. Verified w/ Brad That the communicating stairs were never  
built - cancelled That Phase of The Job. All else Appears  
to be completed per plans JB

2/19/04 close file

37-I-3

#000086

Inspection Record


Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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 (include Portion of Building): <b>482 CONGRESS ST PORTLAND, ME (2ND FLR)</b>		
Total Square Footage of Proposed Structure <b>4558 SQ FT</b>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <b>137</b> Block# <b>I</b> Lot# <b>003</b>	Owner: <b>J.B. BRAUN</b>	Telephone#: <b>(207) 774-5908</b>
Owner's Address: <b>482 CONGRESS ST (5TH FLR) PORTLAND, ME</b>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <b>\$50,000.00</b> Fee <b>\$324</b>
Proposed Project Description: (Please be as specific as possible) <b>OFFICE FIT-UP WITH CONNECTING STAIR TO 1ST FLR.</b>		
Contractor's Name, Address & Telephone <b>MONAGHAN WOODWORKS 111 COMMERCIAL ST PORTLAND, ME</b>		Rec'd By 
Current Use: <b>OFFICE</b>	Proposed Use: <b>OFFICE</b>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement \*
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

*Brad* \*  
*775-2683*  
*for pick up*

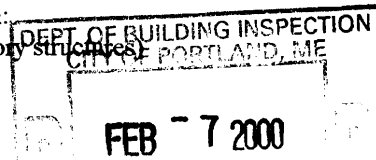
Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

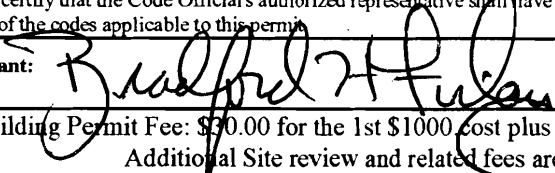
A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.



**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/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.

Signature of applicant: 	Date: <b>2/7/00</b>
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Building Permit Fee: \$70.00 for the 1st \$1000 cost plus \$6.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum

BUILDING PERMIT REPORT

DATE: 8 February 2K ADDRESS: 482 Congress St. CBL: 037-I-003

REASON FOR PERMIT: Office fit-up with stairs.

BUILDING OWNER: J. B. Browns

PERMIT APPLICANT: CONTRACTOR Monaghan Woodworks

USE GROUP: B CONSTRUCTION TYPE: 3B CONSTRUCTION COST: \$50,000 PERMIT FEES: \$324.00

The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*11, \*13, \*21, \*22, \*23, \*27, \*29, \*34, \*36, \*37, 20

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
- In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
33. Bridging shall comply with Section 2305.16.
34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).
- \*26. *Your plan did not have the design professionals seal, name or date please submit these new plans with these requirements.*
- \*27. *Please find enclosed (3) three form that shall be completed and returned before work begins.*
- \*28. *Electrical plans shall be submitted and completed by a professional of that trade before work begins.*

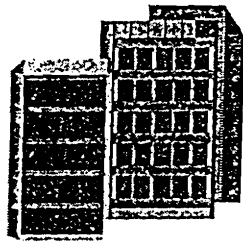
*S. Hoffses*  
 S. Hoffses, Building Inspector  
 Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 11/25/99

**\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

**\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE

TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

FROM: Brian Curley / PDT Architects

RE: Certificate of Design

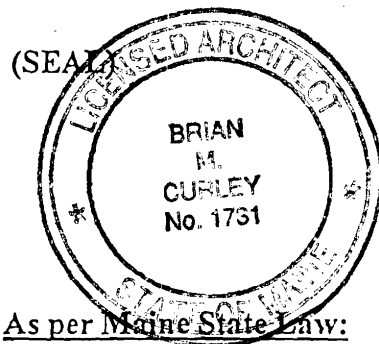
DATE: 3/7/00

These plans and/or specifications covering construction work on:

Adventure quest.com

@ 482 Congress Street

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1996 Thirteenth Edition, and local amendments.



Signature BMC

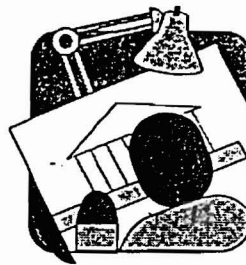
Title : Architect

Firm PDT Architects

Address 49 Dartmouth St Portland ME 04103

As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



## CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine  
Planning & Urban Development  
Division of Housing & Community Services

FROM DESIGNER: Brian Curley  
PDT Architects 49 Danforth St

DATE: 3/7/00

Job Name: Adventquest - com

Address of Construction: 482 Congress St.

### THE BOCA NATIONAL BUILDING CODE/1996 THIRTEENTH EDITION

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

Building Code and Year BOCA 96 Use Group Classification(s) B

Type of Construction \_\_\_\_\_ Bldg. Height 1<sup>ST</sup> FLR Bldg. Sq. Footage 6700 SF

Seismic Zone NA Group Class \_\_\_\_\_

Roof Snow Load Per Sq. Ft. NA Dead Load Per Sq. Ft. NA

Basic Wind Speed (mph) NA Effective Velocity Pressure Per Sq. Ft. NA

Floor Live Load Per Sq. Ft. NA

Structure has full sprinkler system? Yes  No \_\_\_\_\_ Alarm System? Yes  No \_\_\_\_\_  
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the  
Portland Fire Department.

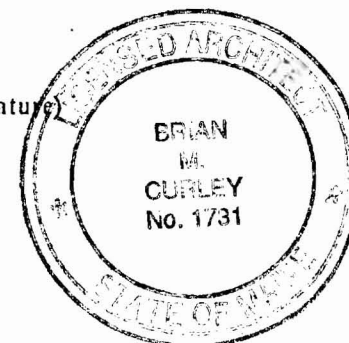
Is structure being considered unlimited area building: Yes \_\_\_\_\_ No

If mixed use, what subsection of 313 is being considered \_\_\_\_\_

List Occupant loading for each room or space, designed into this Project.

PSH 9/24/99

(Designers Stamp & Signature)





## City of Portland, Maine

### ACCESSIBILITY CERTIFICATE

TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Services

FROM: Brian Curley

RE: Certificate of Design, HANDICAP ACCESSIBILITY

DATE: 3/7/00

These plans and/or specifications covering construction work on:

Adventurequest.com

482 Congress St

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)



Signature BMC

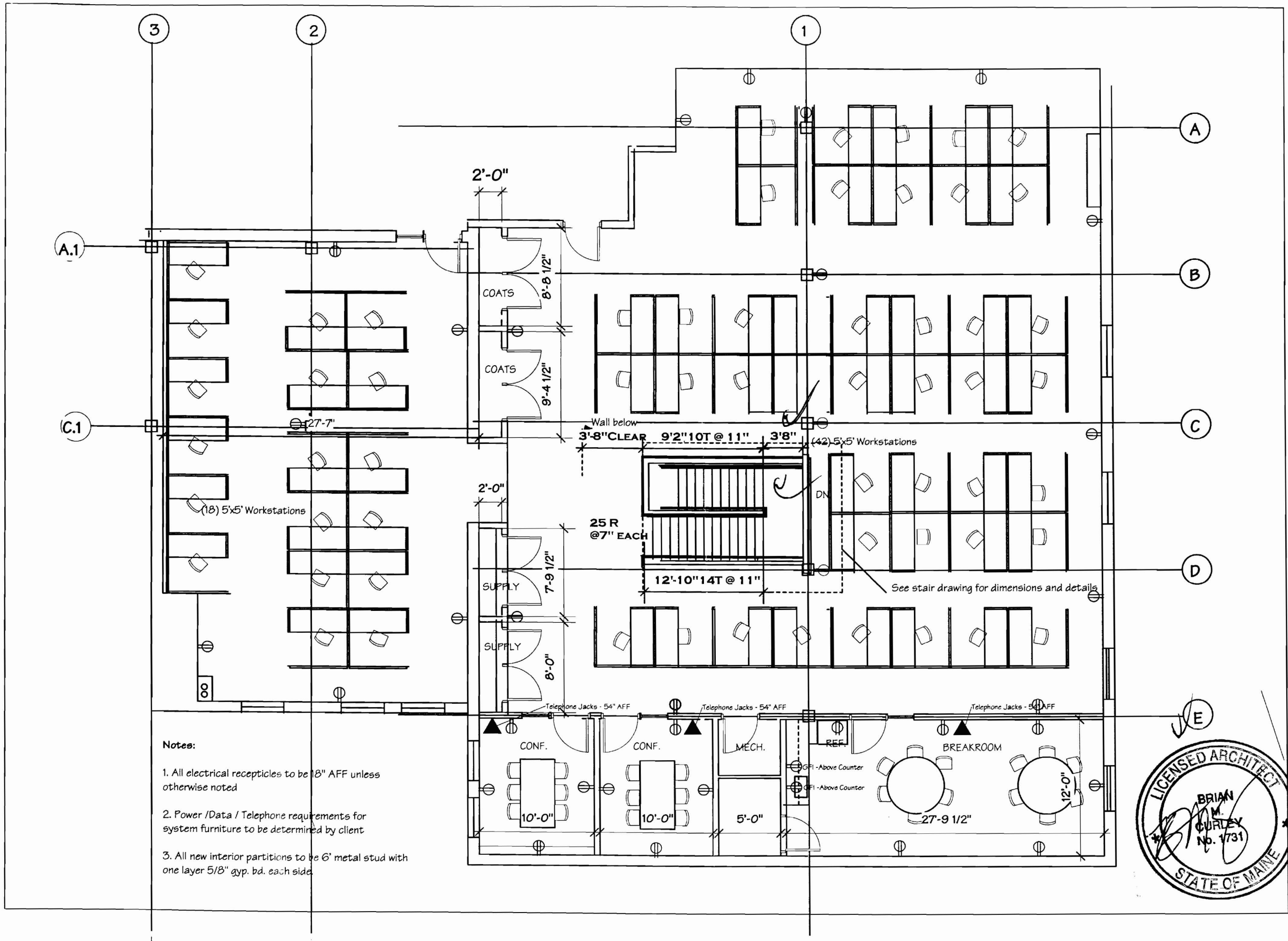
Title Architect

Firm PPT Architects

Address 49 Danforth St

Portland ME 04101





- Notes:**
1. All electrical receptacles to be 18" AFF unless otherwise noted
  2. Power /Data / Telephone requirements for system furniture to be determined by client
  3. All new interior partitions to be 6" metal stud with one layer 5/8" gyp. bd. each side.

Adventurequest.com  
482 Congress Street Portland Maine

JOB #	99-108
DATE	28 Feb 00
SCALE	As Noted
© 2000 PDT Architects	

SHEET **A1**

**Second Floor Expansion  
Furniture Layout and Power**

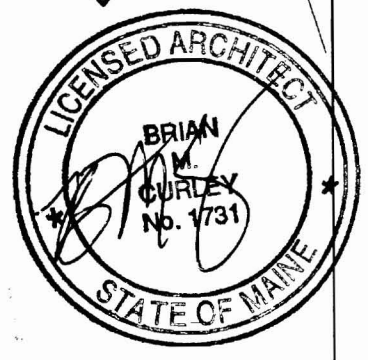
TITLE

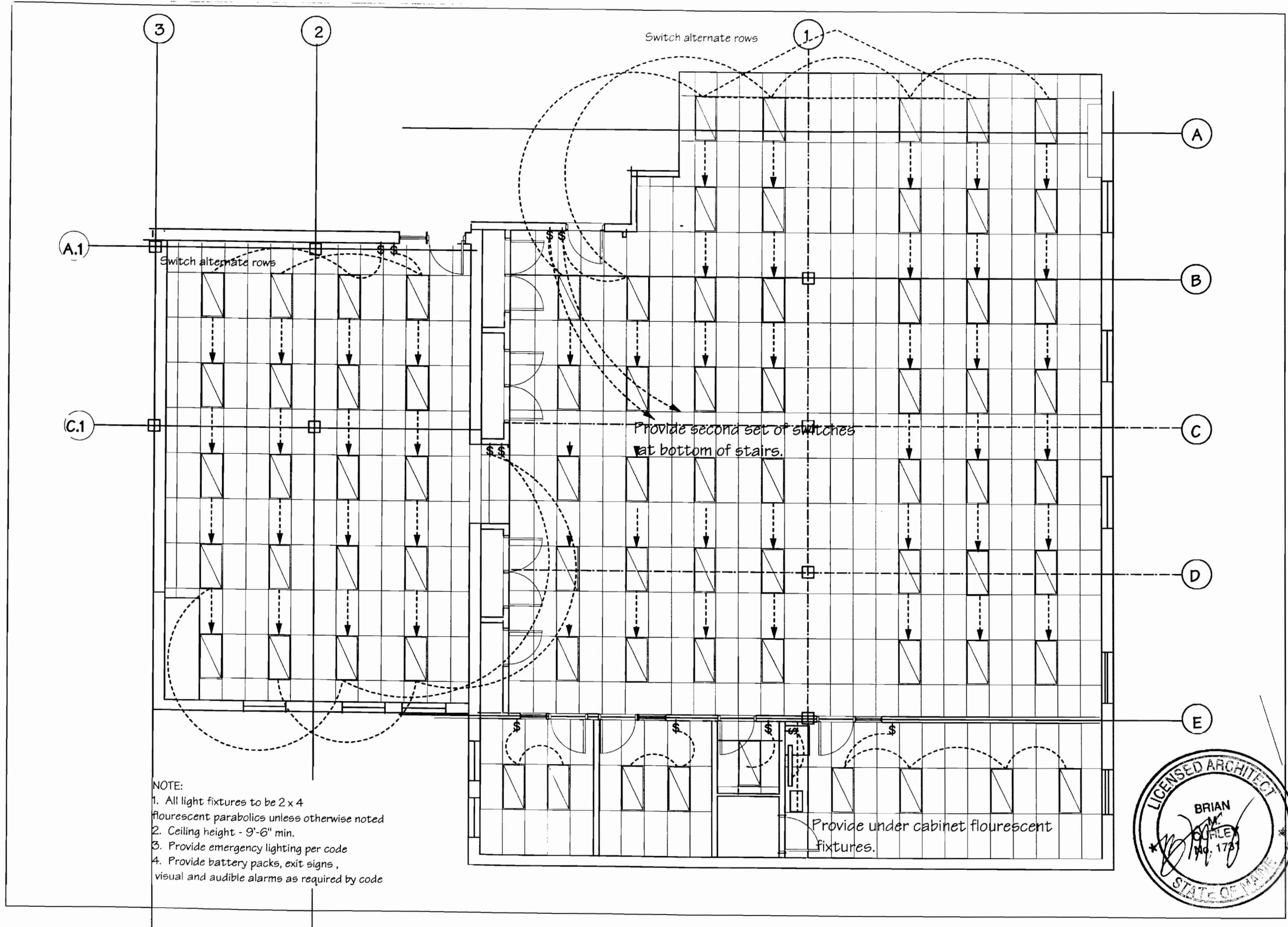
ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

**ARCHITECTS**

THE MALL YARD  
PINE STREET EXTENSION  
NASHUA, NEW HAMPSHIRE 03603  
603 862-1555  
603 881-3442 FAX

40 DARTMOUTH STREET  
PORTLAND, MAINE 04101  
207 775 1059 / 207 774 4450  
207 775 3004 FAX





NOTE:  
 1. All light fixtures to be 2 x 4  
 fluorescent parabolics unless otherwise noted  
 2. Ceiling height - 9'-6" min.  
 3. Provide emergency lighting per code  
 4. Provide battery packs, exit signs,  
 visual and audible alarms as required by code

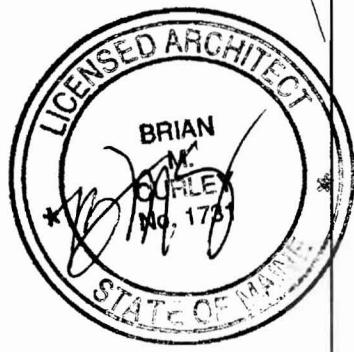
A-2  
SHEET

JOB #	99-108
DATE	28 Feb 00
SCALE	As Noted
© 2000 PDT Architects	

**Adventurequest.com**  
 482 Congress Street Portland Maine

**Second Floor Expansion  
 Reflected Ceiling Plan**

TITLE

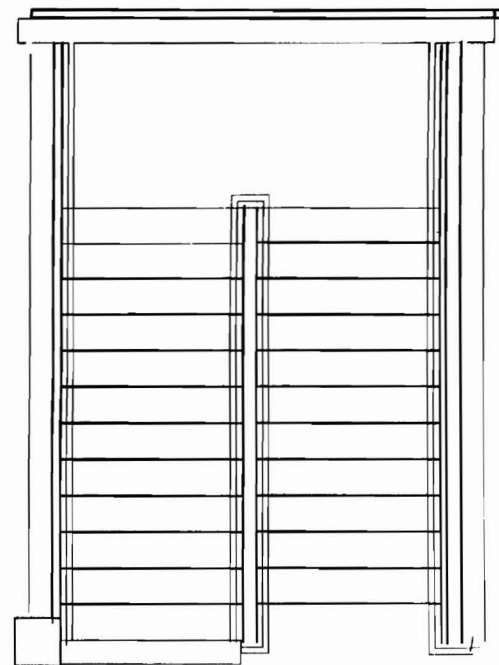
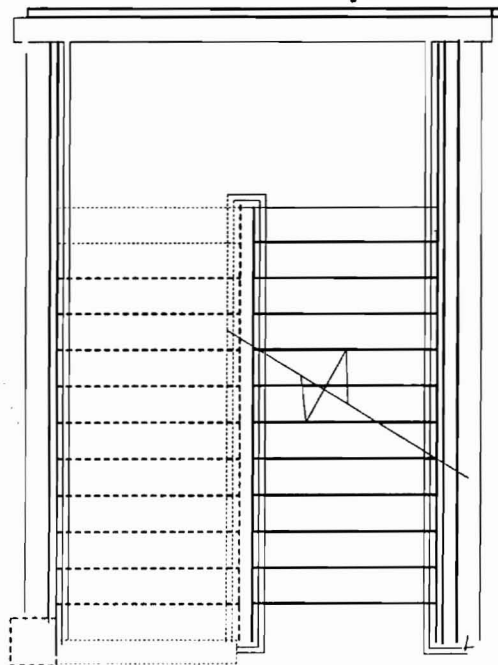
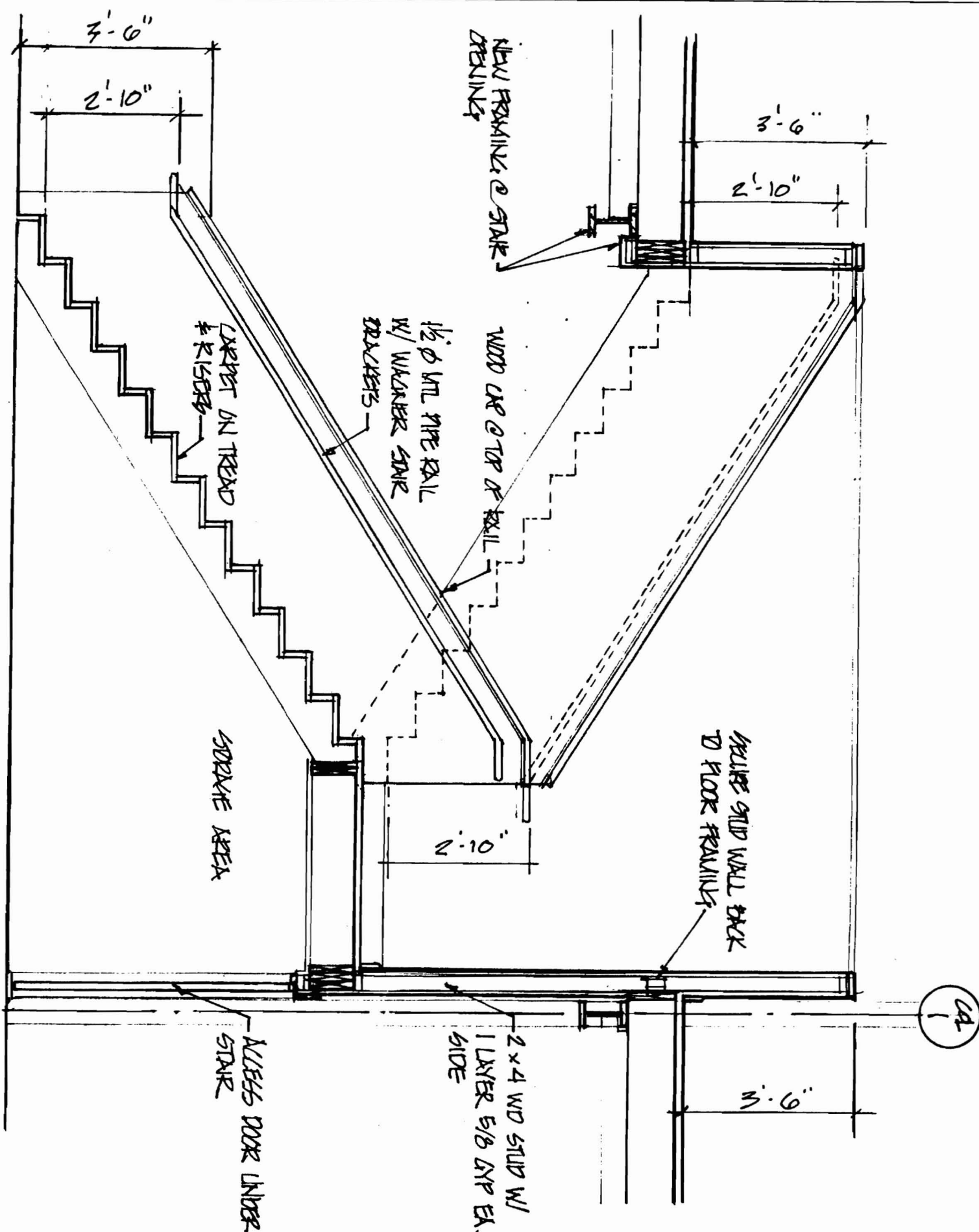


**ARCHITECTS**

ARCHITECTURE  
 INTERIOR DESIGN  
 PLANNING

THE MILLYARD  
 PINE STREET EXTENSION  
 545 BUA, NEW HAMPSHIRE 03661  
 603 882-1555  
 603 881-3442 FAX

49 DARTMOUTH STREET  
 PORTLAND, MAINE 04101  
 207 775-1150 / 207 771-1150  
 207 775-2094 FAX



**P D T ARCHITECTS**

49 DARTMOUTH STREET  
PORTLAND, MAINE 04101  
207 775-1059 / 207 774-4450  
207 775-2094 FAX

THE MILL YARD  
PINE STREET EXTENSION  
NASHUA, NEW HAMPSHIRE 03060  
603 882-1555  
603 881-3442 FAX

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

**Adventurequest.com**  
482 Congress Street Portland Maine

TITLE  
**Second Floor Expansion  
Stair Details**

JOB # 99-108  
DATE 28 Feb 00  
SCALE As Noted  
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SHEET  
**A3**

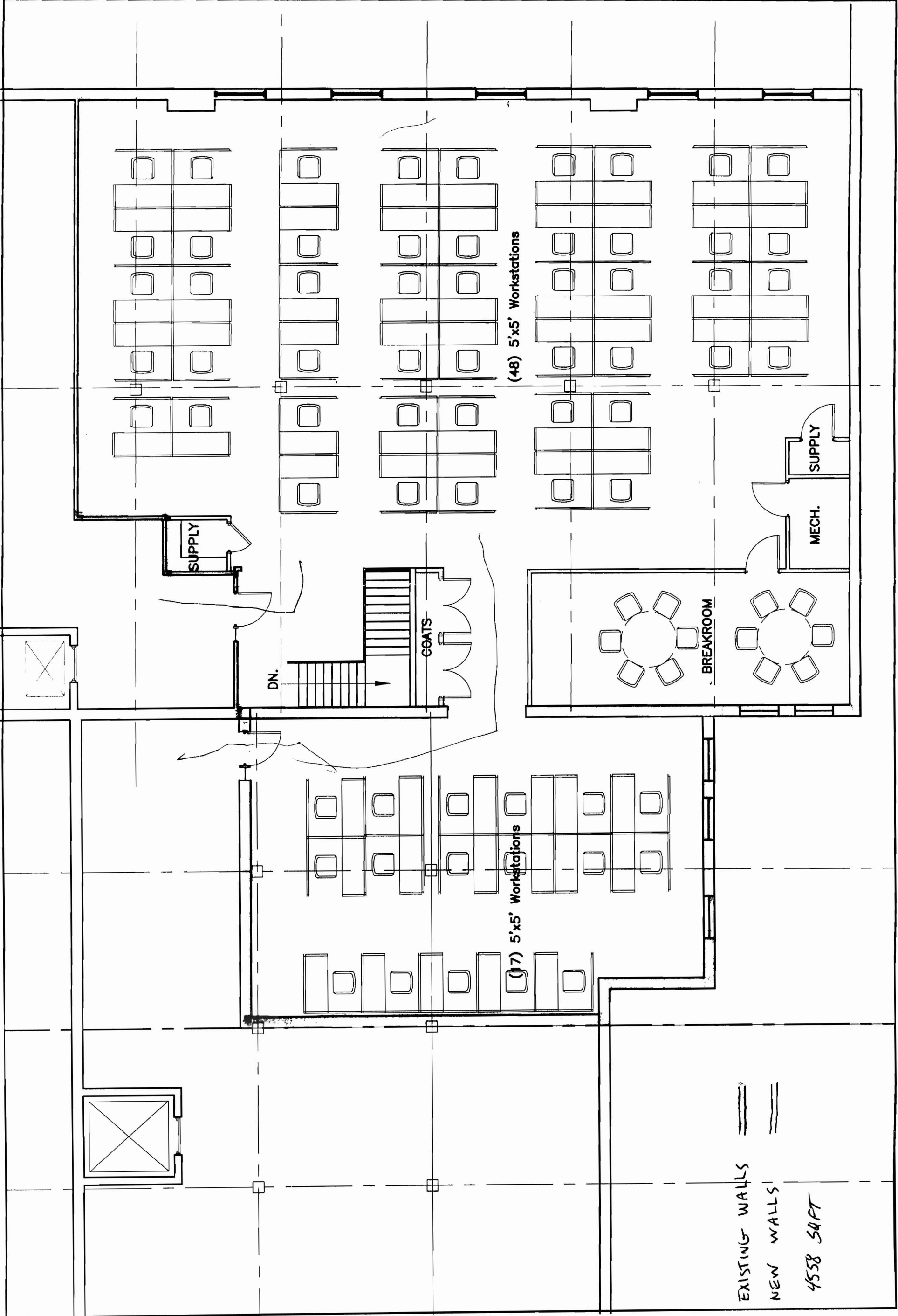
MONITORING  
INTERIOR DESIGN  
PLANS

TITLE  
Adventure Guest.com  
Space Study  
482 CONGRESS STREET

JOB# 99-108  
DATE 07/26/00  
SCALE 1/8"=1'

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architect.

SK-1  
SHEET



EXISTING WALLS  
NEW WALLS  
4558 SQFT