

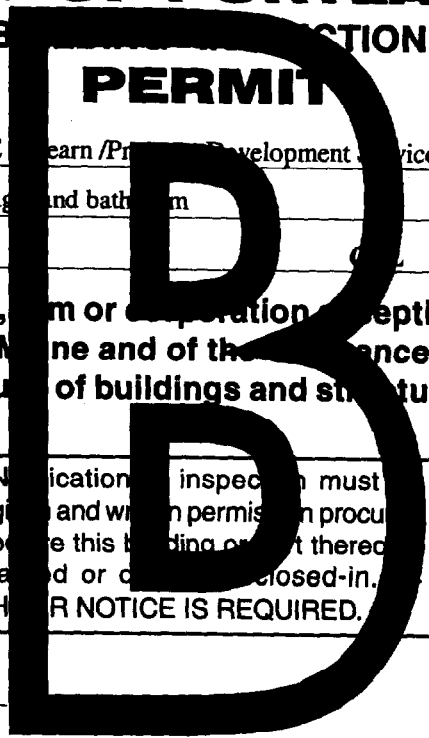
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 030490



This is to certify that O'hearn Philip M & Diane E O'hearn /Pr Development Service

has permission to Add 388 s.f. for office, storage and bathroom

AT 1087 Forest Ave Call 146 F007001

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 leased or occupied. **HEAR 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. 10/17/03

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Ch. [Signature] 6/17/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-0490	Issue Date: JUN 18 2003	CBL: 146 F007001
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Location of Construction: 1087 Forest Ave	Owner Name: O'hearn Philip M & Diane E O'hearn	Owner Address: 1087 Forest Ave CITY OF PORTLAND	Phone: 97-9400
Business Name:	Contractor Name: Property Development Services	Contractor Address: P.O. Box 2612 South Portland	Phone: 2074152013
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B2

Past Use: Nationwide Insurance Offices	Proposed Use: Nationwide Insurance Offices with 388 s.f. added for office, storage, and bathroom	Permit Fee: \$163.00	Cost of Work: \$20,000.00	CEO District: 3
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 5B 6/17/03
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>

Proposed Project Description:
Add 388 s.f. for office, storage, and bathroom

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: kwd	Date Applied For: 05/09/2003	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"/>	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	Historic Preservation <input checked="" 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>[Signature]</i> 5/30/03	Date:	Date: <i>[Signature]</i>

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

9/2/03 - Checked for temp/Refine pan OK - see H&S
OK - OK to pour. For temp. Tom M

9/10/03 - checked Foundation - no problems
seen - OK to Backfill. Tom M

11/12/03 - Framing + Plumbing
Plumbing - OK

Framing need rangers on front entrance
roof - builder says they're on order.

Need carrying beam added under rear
rafters - 2x10 spanning about 20'. Said
they'd call before closing in. TM

03-0490

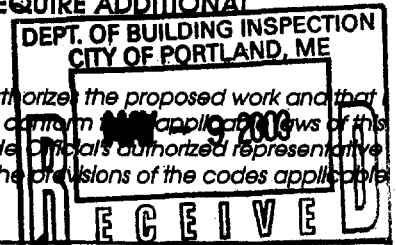
All Purpose Building Permit Application

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>1087 FOREST AVE., PORTLAND, ME</u>		
Total Square Footage of Proposed Structure <u>6120^{EXISTING} Plus 120^{ADDITION}</u>	Square Footage of Lot <u>10,780 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>146</u> Block# <u>F</u> Lot# <u>007</u>	Owner: <u>Philip & Diane O'hearn</u> <u>1087 FOREST AVE</u> <u>PORTLAND, ME 04103</u>	Telephone: <u>797-9400</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Philip O'hearn</u> <u>NATIONWIDE INSURANCE</u> <u>1087 FOREST AVE</u> <u>PORTLAND, ME 04103</u>	Cost Of Work: \$ <u>20,000</u> Fee: \$ <u>163.00</u>
Current use: <u>NATIONWIDE INSURANCE OFFICES</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>SAME</u>		
Project description: <u>ADD 120 SF ADDITION AND RENOVATE 285 SF. ADD SECOND W.C.</u> <u>ADD 3 PARKING SPACES TO REAR OF BLDG.</u>		
Contractor's name, address & telephone: <u>PROPERTY DEVELOPMENT SERVICES</u> <u>P.O. BOX 2612, 50. PORTLAND, ME 04116</u>		
Who should we contact when the permit is ready: <u>JOSEPH KOZLOWSKI</u>		
Mailing address: <u>P.O. BOX 2612</u> <u>50. PORTLAND, ME 04116</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 207-415-2013 * <i>When ready</i>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorized the proposed work and that 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.



Signature of applicant: <u>Philip O'hearn</u> <u>Joe Powell</u>	Date: <u>May 6 03</u> <u>May 9 03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Property Dev. Service
Applicant

5/30/03
Application Date O'Hearn INS. Agency
1087 Forest AVE
Project Name/Description

PO Box 2612 - S.P. 04116
Applicant's Mailing Address

Joseph Kozlowski
Consultant/Agent/Phone Number
415-2013 cell

1087 Forest AVE
Address of Proposed Site

CBL: 146-F-007

Description of Proposed Development:
small addition on front - 3 ^{new} parking spaces to be rear of Bldg

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:
See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓
✓	✓

Planning Division Use Only

Exemption Granted Partial Exemption _____ Exemption Denied _____

Planner's Signature [Signature]

Date 6/4/03

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

J **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

~~_____~~ **Footing/Building Location Inspection:** Prior to pouring concrete

J **Re-Bar Schedule Inspection:** Prior to pouring concrete

J **Foundation Inspection:** Prior to placing ANY backfill

J **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

J **Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

_____ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]
Signature of applicant/designee

6/23/03
Date

[Signature]
Signature of Inspections Official

6/23/03
Date

CBL: 146 F 007 Building Permit #: 03-0490



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 146 F007001
 Location 1089 FOREST AVE
 Land Use RETAIL & PERSONAL SERVICE
 Owner Address O'HEARN PHILIP M & DIANE E O'HEARN
 1087 FOREST AVE
 PORTLAND ME 04103
 Book/Page 16782/255
 Legal 146-F-7-B
 FOREST AVE 1085-1093
 READ ST 300-314
 10780 SF

Valuation Information

Land \$63,740 Building \$9,240 Total \$72,980

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1982	1	6120	1

Total Acres	Total Buildings Sq. Ft.	Structure Type	Building Name
0.247	6120	RETAIL - SINGLE OCCUPANCY	O'HEARN INSURANCE

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	720	SUPPORT AREA
1	01/01	720	MULTI-USE OFFICE
2	B1/B1	1710	SUPPORT AREA
2	01/01	1710	MULTI-USE OFFICE
2	A1/A1	1710	SUPPORT AREA
3	B1/B1	288	SUPPORT AREA
3	01/01	288	SUPPORT AREA

Height	Walls	Heating	A/C
8			
10	FRAME		NONE
8			
10	FRAME		NONE
4	FRAME		
8			
8	FRAME		

Building Other Features

Line	Structure Type	Identical Units

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1994	ASPHALT PARKING	5000	1

Sales Information

Date	Type	Price	Book/Page
09/27/2001	LAND + BLDING	\$312,500	16782-255
09/01/1993	LAND + BLDING	\$80,000	10978-128

Picture and Sketch

Picture

Sketch

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

[New Search!](#)

Commercial - Sketch

Owner / Values	Owner History	General Data	Permit / Sales	Notes
Land	Building Data	Sketch	Outbuildings	Income / Market

VECTORS	Mouse	Redraw	DESCRIPTION	AREA
A0CU40X18			1 ST FRM/B	720
A1L9U40CU45X38			ATTIC/1 ST	1710
A2L12U16CU24X12			1 ST FRM/	288

Parcel Control Center

Exit ? Add

Save Calc

Photo PRC

Delete Cancel

Parcel Index

PARCEL ID

Query List

Enter Criteria to choose

Owner Name
O'HEARN PHILIP M & DIANE
HTE#
21570

Property Address
01089 FOREST AVE

PARCEL ID
146 F007001

ROUTING NO
61

Class
C-21

Card: Load Total
1 < > 1

CLT

CLT Graphic Sketch -

File View Help Display=AUTO

1 ST FRM/B
720 Sq. Ft.

ATTIC/1 ST
1710 Sq. Ft.

1 ST FRM/
288 Sq. Ft.



Property Development Services

P.O. Box 2612
South Portland, ME 04116
Phone: 207-799-3127

May 6, 2003

Building Inspections
City of Portland
389 Congress Street
Portland, Maine 04101

Renovation and Addition 1087 Forest Avenue

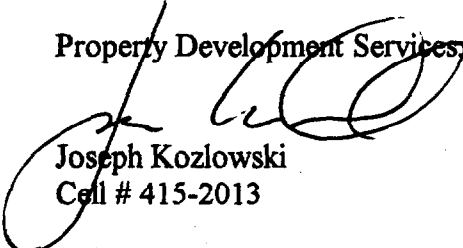
To whom it may concern:

Enclosed is our submittal for a Building permit for the proposed Renovation and Addition to 1087 Forest Avenue. The renovation and addition will encompass raising the roof over the existing foundation on the left side of the building and adding approximately 106 S.F. of new slab on grade to the first floor. This will add a total of approximately 388 S.F. to the first floor of the building. Within the 388 S.F. an additional water closet, storage closet and open office space will be constructed. Baseboard radiant heat will be added from the existing gas boiler and electrical from the existing service.

Also as part of this project three additional parking spaces are proposed to the rear of the building. We trust that this submittal satisfies your requirements. Please do not hesitate to call me if you have any questions.

Respectfully,

Property Development Services, Inc.


Joseph Kozlowski
Cell # 415-2013

Enc.



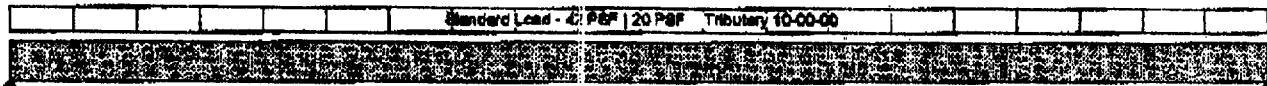
BC CALC® 2002 DESIGN REPORT - US

Friday, June 13, 2003 08:28

Double 1 3/4" x 9 1/2" VERSA-LAM® 3100 SP

Job Name - KOSLOWSKI
 Address -
 City, State, Zip - PORTLAND, ME
 Customer - WICKES PORTLAND
 Code reports - ICBO 6512, BOCA 99-62, SBCCI 8852

File Name - 6-13-03: F501
 Description -
 Specifier - JIM PURCELL
 Designer - MATT
 Company - WOOD STRUCTURES INC
 Misc - ALL INFO PER JIM PURCELL



B0
 1890 lbs LL
 942 lbs DL

B1
 1890 lbs LL
 942 lbs DL

Total Horizontal Length - 09'-00"-00"

General Data

Version: US Imperial
 Member Type: - Floor Beam
 Number of Spans: - 1
 Left Cantilever: - No
 Right Cantilever: - No
 Slope: 0/12
 Tributary: 10'-00"-00"
 Repetitive: n/a
 Construction Type: n/a
 Live Load: 42 PSF
 Dead Load: 20 PSF
 Part Load: 0 PSF
 Duration: 100

Load Summary

ID Description	Load Type	Ref.	Start	End	Live	Dead	Trib.	Dur.
S Standard	Unf. Area Load	Left	00'-00"-00"	09'-00"-00"	42 PSF	20 PSF	10'-00"-00"	100

Controls Summary

Control Type	Value	% Allowable	Duration	Loadcase	Span Location
Moment	6372 ft-lbs	46.7%	@ 100%	2	1 - Internal
End Shear	2334 lbs	36.3%	@ 100%	2	1 - Left
Total Deflection	L/661 (0.186")	41.3%		2	1
Live Deflection	L/671 (0.124")	56.1%		2	1
Max. Defl.	0.186" (Limit: 1")	18.6%		2	1
Span/Depth	11.4				1

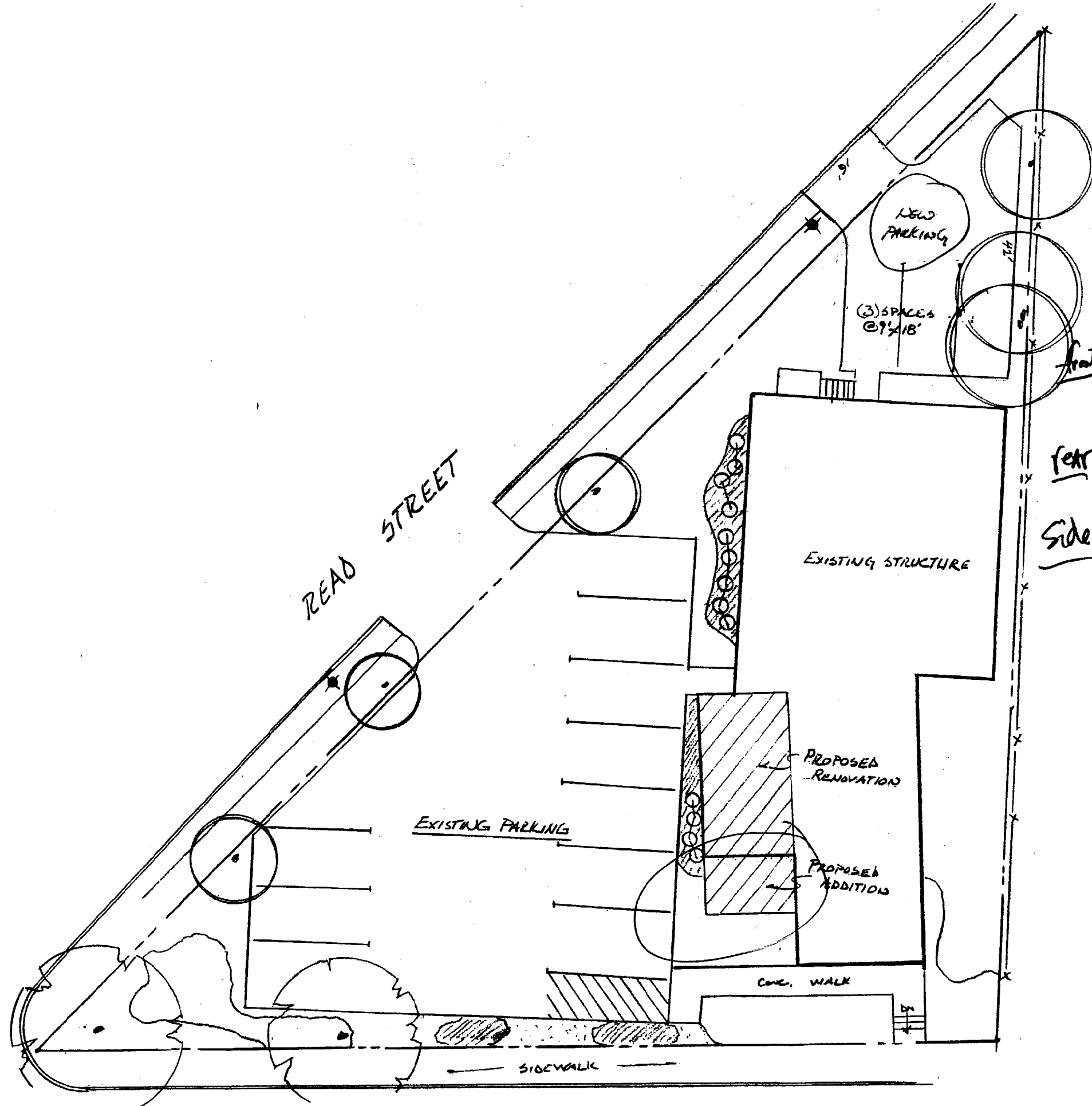
NOTES:

Design meets Code minimum (L/240) Total load deflection criteria.
 Design meets User specified (L/180) Live load deflection criteria.
 Design meets arbitrary (1") Max num. load deflection criteria.
 Minimum bearing length for B0 is 1'-1/2".
 Minimum bearing length for B1 is 1'-1/2".
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

Disclosure

The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design practices and analysis methods. Installation of BOISE® engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation.

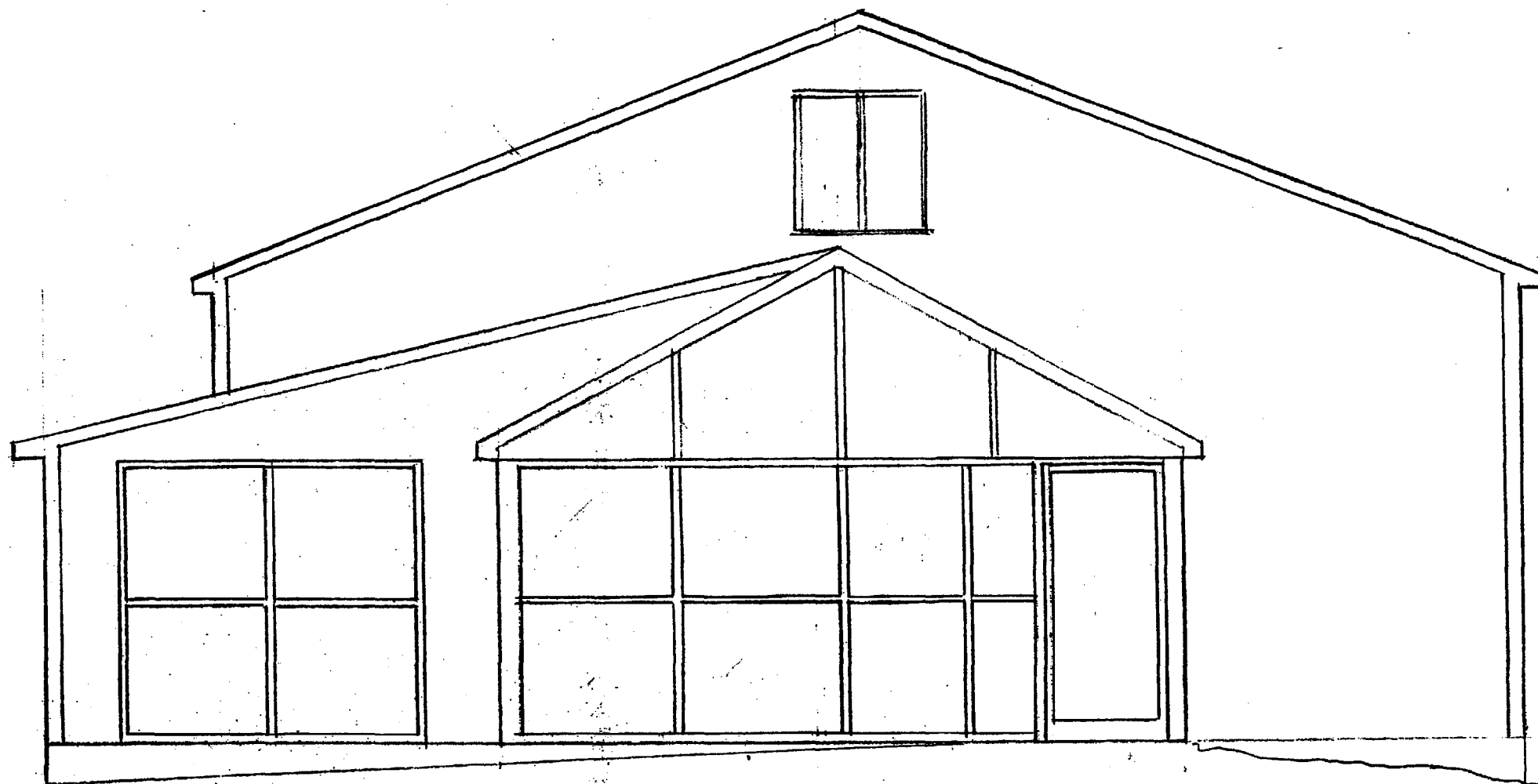
BC CALC®, BC FRAMER®, BC®, BC RIM BOARD™, BC OSB RIM BOARD™, BOISE OLLAM™, VERSA-LAM®, VERSA-RIM®, VERSA-RIM PLUS®, VERSA-STRAND™, VERSA-STUD®, ALLJOIST® and AJS™ are registered trademarks of Boise Cascade Corporation.



B-2
 front No max setback req. for Addition
 No min. " " " "
 rear: 10' min - 10' + 8' min
 side: none req - ok

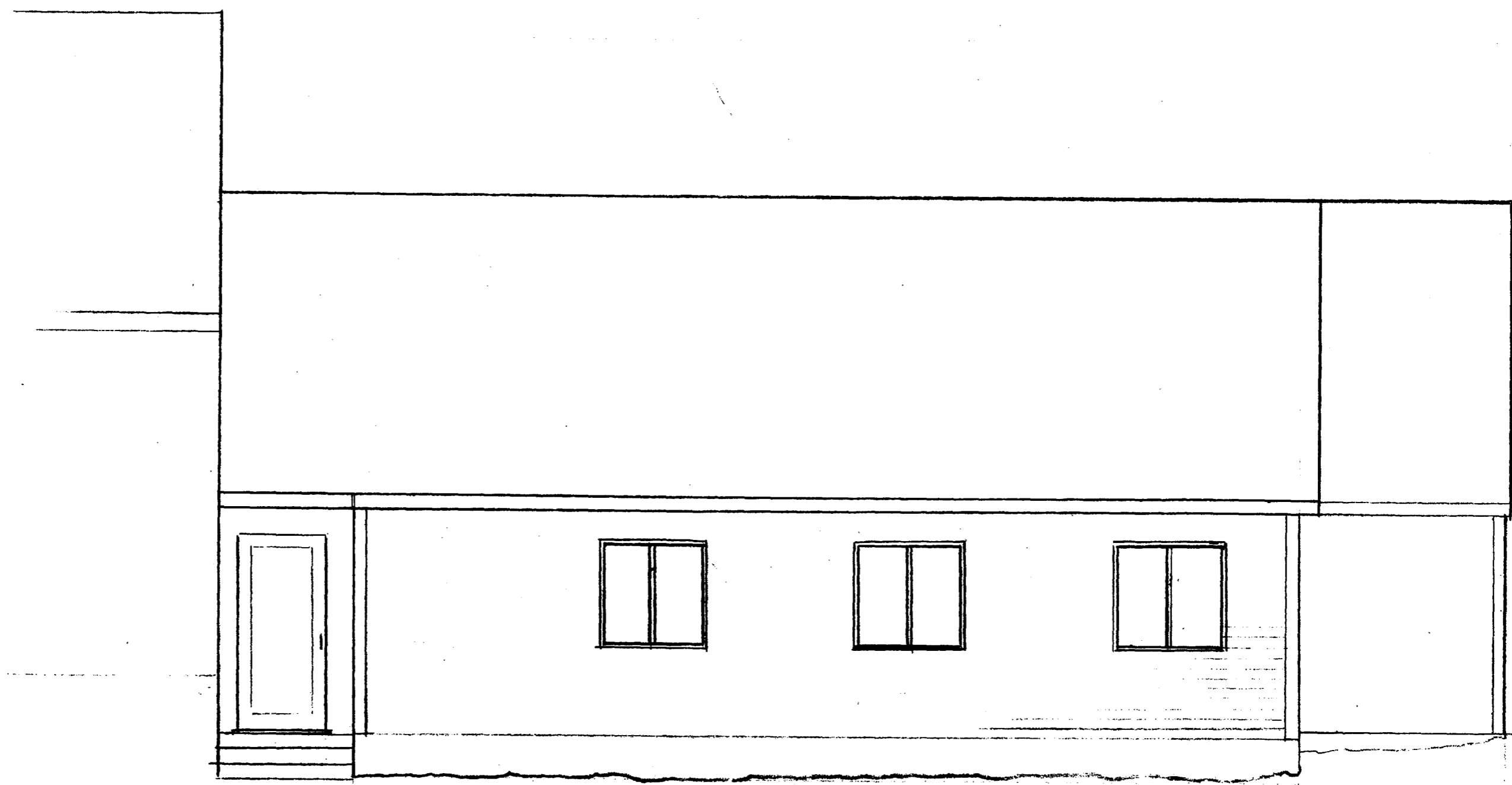
FOREST AVE.

O'HEARN INSURANCE AGENCY
 1087 FOREST AVE.



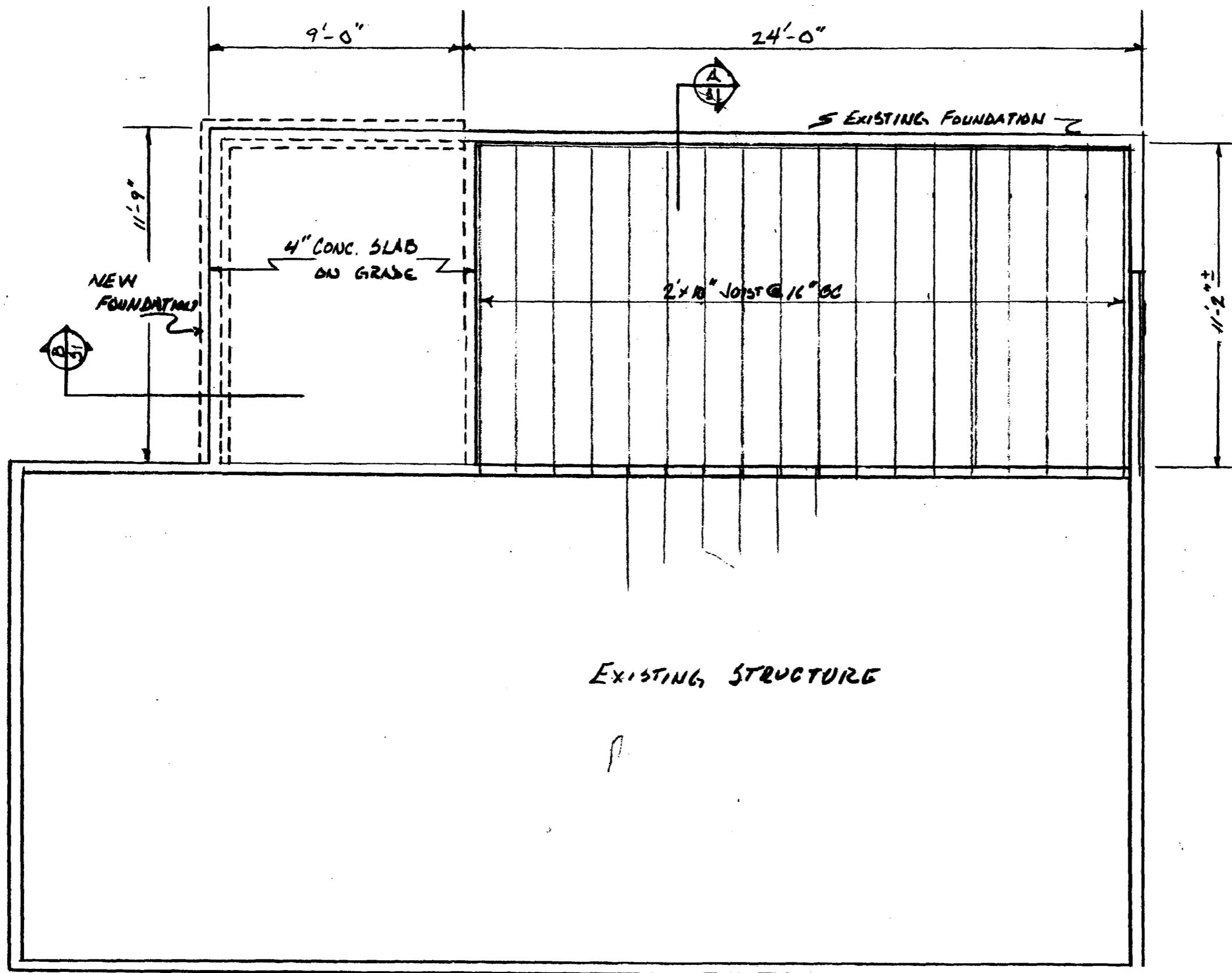
FRONT ELEVATION
1/4" = 1'-0"

O'HEARN INSURANCE AGENCY
1087 FOREST AVE

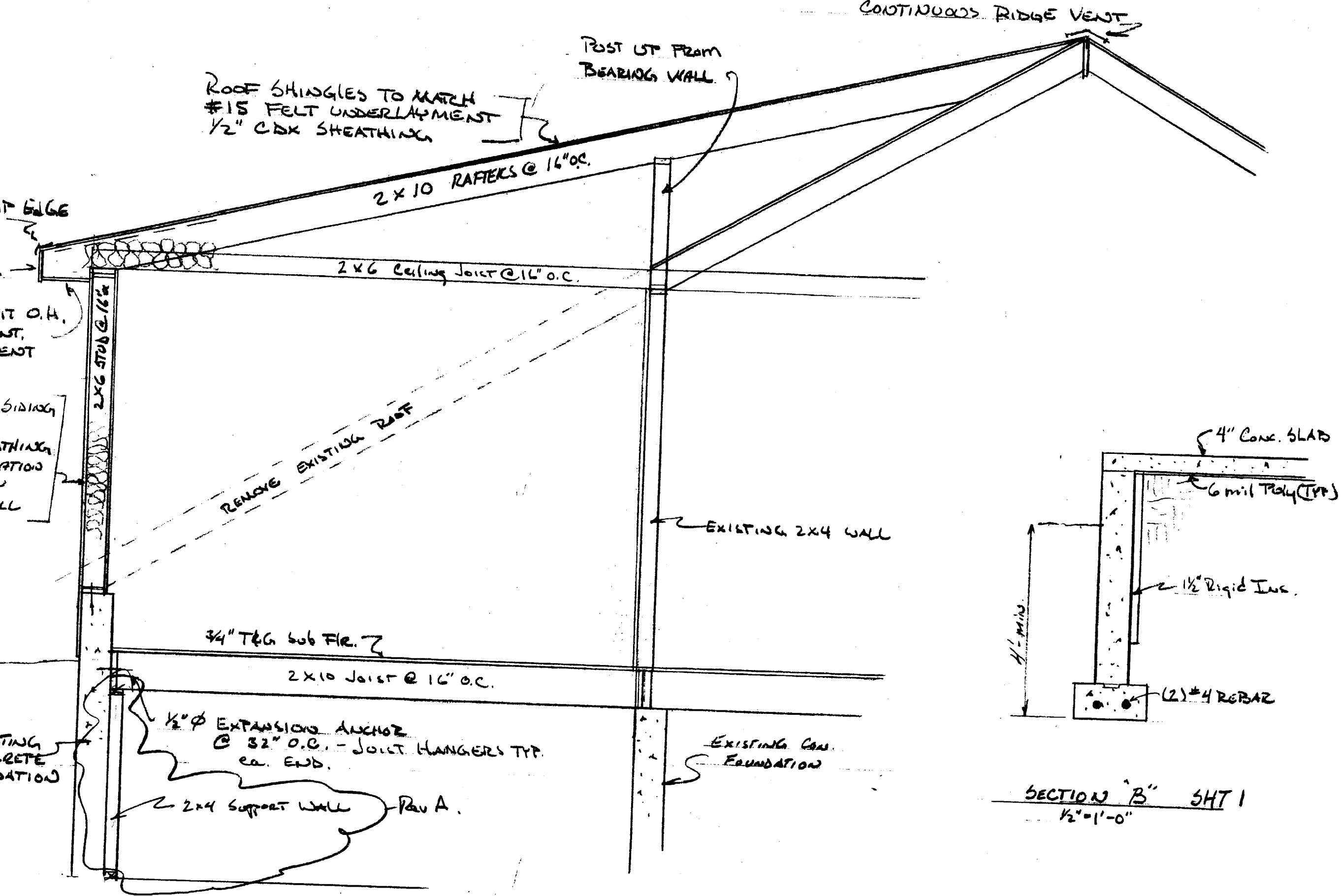


LEFT ELEVATION

SCALE 1/4" = 1'-0"



FOUNDATION PLAN
SCALE 1/4" = 1'-0"



ROOF SHINGLES TO MATCH
#15 FELT UNDERLAYMENT
1/2" CDX SHEATHING

POST UP FROM
BEARING WALL

CONTINUOUS RIDGE VENT

2x10 RAFTERS @ 16" O.C.

2x6 Ceiling Joist @ 16" O.C.

REMOVE EXISTING ROOF

EXISTING 2x4 WALL

3/4" T&G sub flr.

2x10 Joist @ 16" O.C.

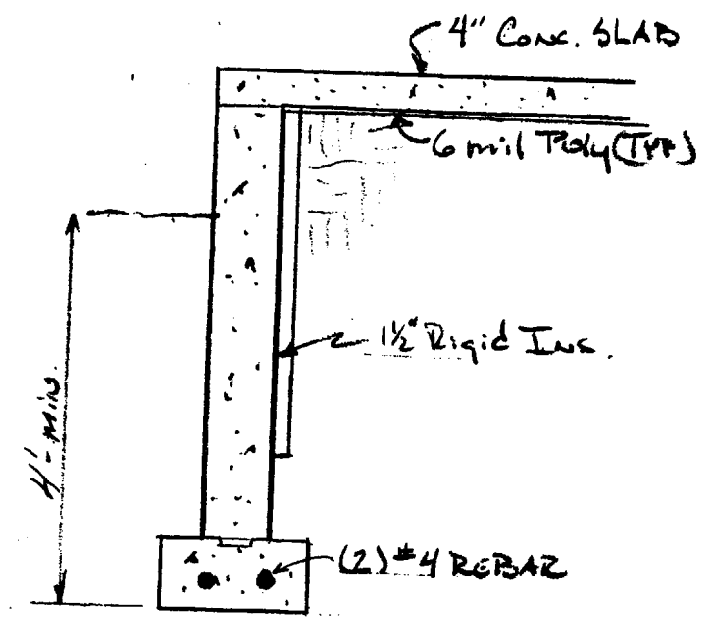
1/2" ϕ EXPANSION ANCHOR
@ 32" O.C. - JOIST HANGERS TYP.
ea. END.

EXISTING CON.
FOUNDATION

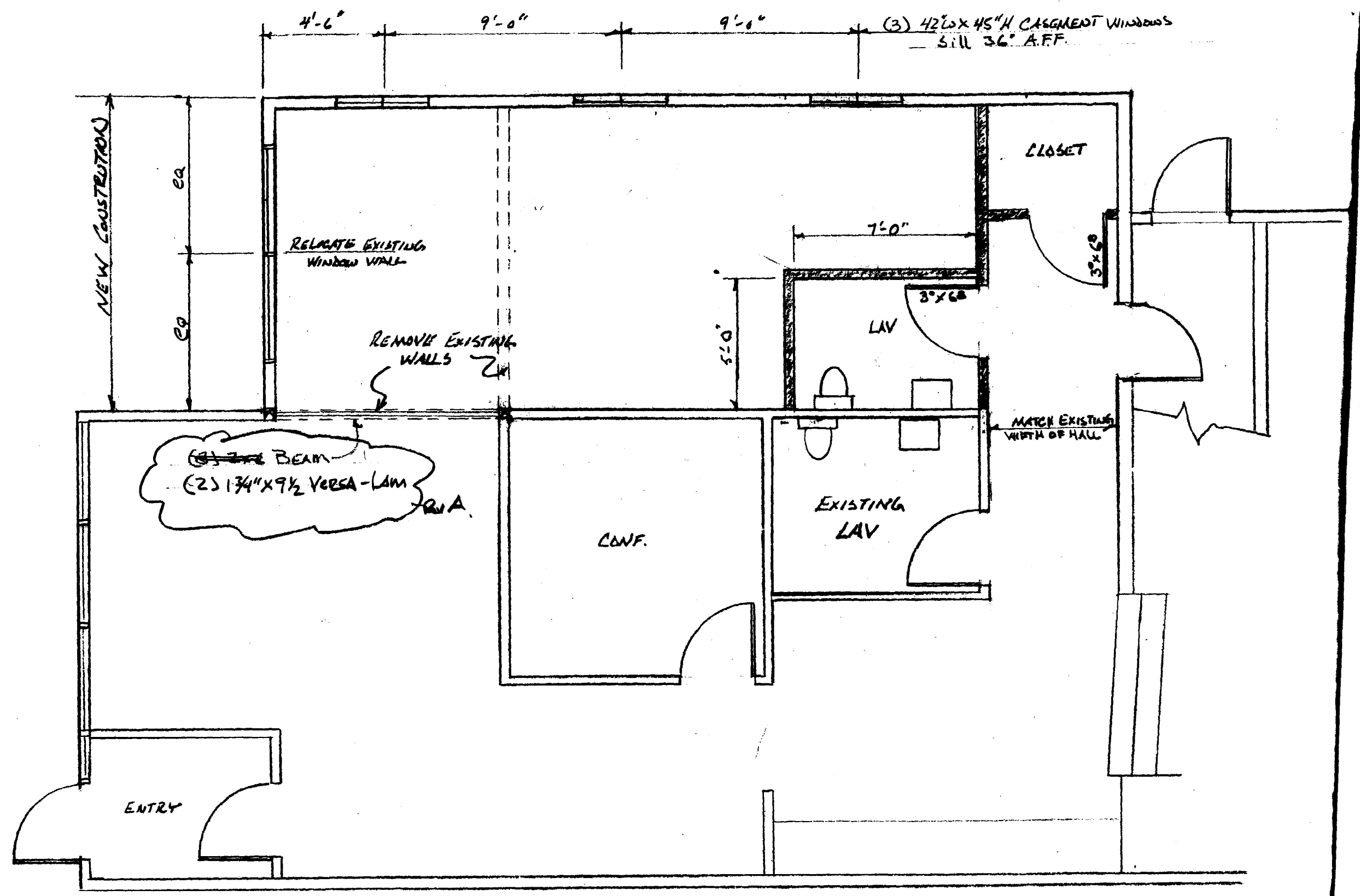
2x4 Support Wall

Plan A.

SECTION "A" SHT 1
SCALE 1/2" = 1'-0"



SECTION "B" SHT 1
1/2" = 1'-0"



(1) 2" x 8" BEAM
 (2) 1 3/4" x 9 1/2" VERSA-LAM
 Q/A.

FLOOR PLAN
 SCALE 1/4" = 1'-0"