

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 060095
APR 18 2006

CITY OF PORTLAND

This is to certify that O'HEARN PHILIP M & DAVID E O'HEARN / Jeffrey Verri Contr
 has permission to add additional office space & conference room in basement of building
 at 1089 FOREST AVE Permit No. 146 F007001

provided that the person or persons performing or supervising this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is altered or enclosed-in-4
 HOUR NOTICES REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS
 Fire Dept. Greg Cress 1-30-06
 Health Dept. _____
 Appeal Board _____
 Other _____
 Department Name

[Signature] 4/14/06
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0095	Issue Date: PERMITTED	CBL: 146 F007001
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Location of Construction: 1089 FOREST AVE	Owner Name: O'HEARN PHILIP M & DIANE E	Owner Address: 1087 FOREST AVE	Phone:
Business Name:	Contractor Name: Jeffrey Verrill Contracting Services	Contractor Address: 63 Country Lane North Yarmouth	Phone: 2078317146
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B2

Past Use: Commercial/ office	Proposed Use: Commercial/ Office/ add additional office space & conference room in basement of building	Permit Fee: \$399.00	Cost of Work: \$41,860.00	CEO District: 4
Proposed Project Description: add additional office space & conference room in basement of building		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>see conditions</i>	INSPECTION: Use Group B Type: 5B <i>5/11/06</i>	

Signature: <i>Greg Cass</i>	Signature: <i>[Handwritten Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: Idobson	Date Applied For: 01/23/2006	Zoning Approval
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<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 information 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"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>Ok w/ conditions</i> Date: <i>1/30/06</i> <i>ABU</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>late:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District 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>ATM</i></p> <p>late:</p>
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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



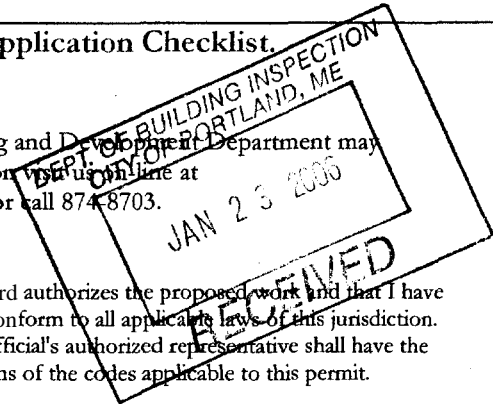
General Building Permit Application

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.

Total Square Footage of Proposed Structure <i>36x40 BMT 1520 S/F</i>		Square Footage of Lot <i>20,500 S/F</i>	Telephone: <i>797-9400 ext 207</i>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <i>Below -</i>		Cost Of Work: \$ <i>41,860.75</i> Fee: \$ <i>399.⁰⁰/100</i> C of O Fee: \$ _____
Current Specific use: <u><i>CEMENT STORAGE</i></u> If vacant, what was the previous use? _____ Proposed Specific use: <u><i>OFFICE SPACE (B) W/ CONFERENCE ROOM</i></u>			
Project description: <i>DEMO CONCRETE WALLS TO BE REMOVED w/ LALLY COLUMNS & 2x4 WALL, TO BE FINISHED WITH 1/2" DRYWALL, PANE DOORS, & DROP CEILING</i>			
Contractor's name, address & telephone: <i>JEFFREY R. VERAZIL CONSULTING SERVICES 63 COUNTRY LANE NORTH YARMOUTH, ME 04097</i>			
Who should we contact when the permit is ready: <u><i>JEFF VERAZIL</i></u>		Phone: <u><i>831-7146</i></u>	
Mailing address: <i>63 COUNTRY LANE NORTH YARMOUTH, ME 04097</i>		<i>(W) 831-6005 (C) 831-7146</i>	

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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.

Signature of applicant:	Date: <i>1-23-04</i>
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This is not a permit; you may not commence ANY work until the permit is issued.

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0095	Date Applied For: 01/23/2006	CBL: 146 F007001
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Location of Construction: 1089 FOREST AVE	Owner Name: O'HEARN PHILIP M & DIANE E	Owner Address: 1087 FOREST AVE	Phone:
Business Name:	Contractor Name: Jeffrey Verrill Contracting Services	Contractor Address: 63 Country Lane North Yarmouth	Phone: (207) 831-7146
Tenant/Ressee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Commercial/ Office/ add additional office space & conference room in basement of building

add additional office space & conference room in basement of building

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 01/30/2006**Note:** New office space is 1520sq.ft. Need 5 parking spaces. Has permission to park in 6 spaces next door at Northern Utilities. **Ok to Issue:**

1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Pending **Reviewer:** Mike Nugent **Approval Date:** 04/14/2006**Note:** **Ok to Issue:**

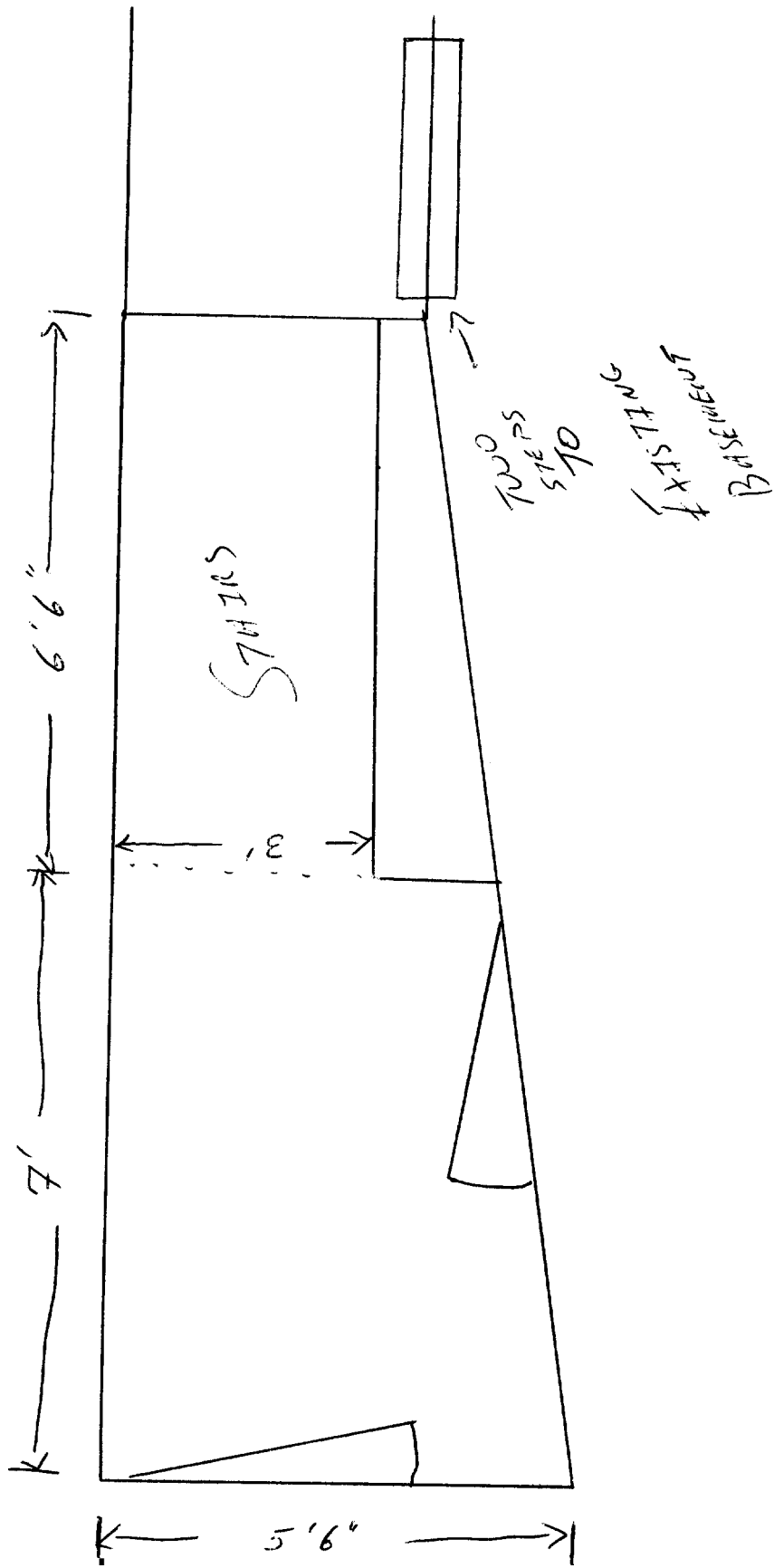
1) Because existing stairs are being used the 2003 IEBC allows for continued use without code upgrade. Handrails must be installed on both sides and meet Chapter 10 of the IBC.

These issues were reviewed and agreed upon with Jeff Verrill on 4/14/06.

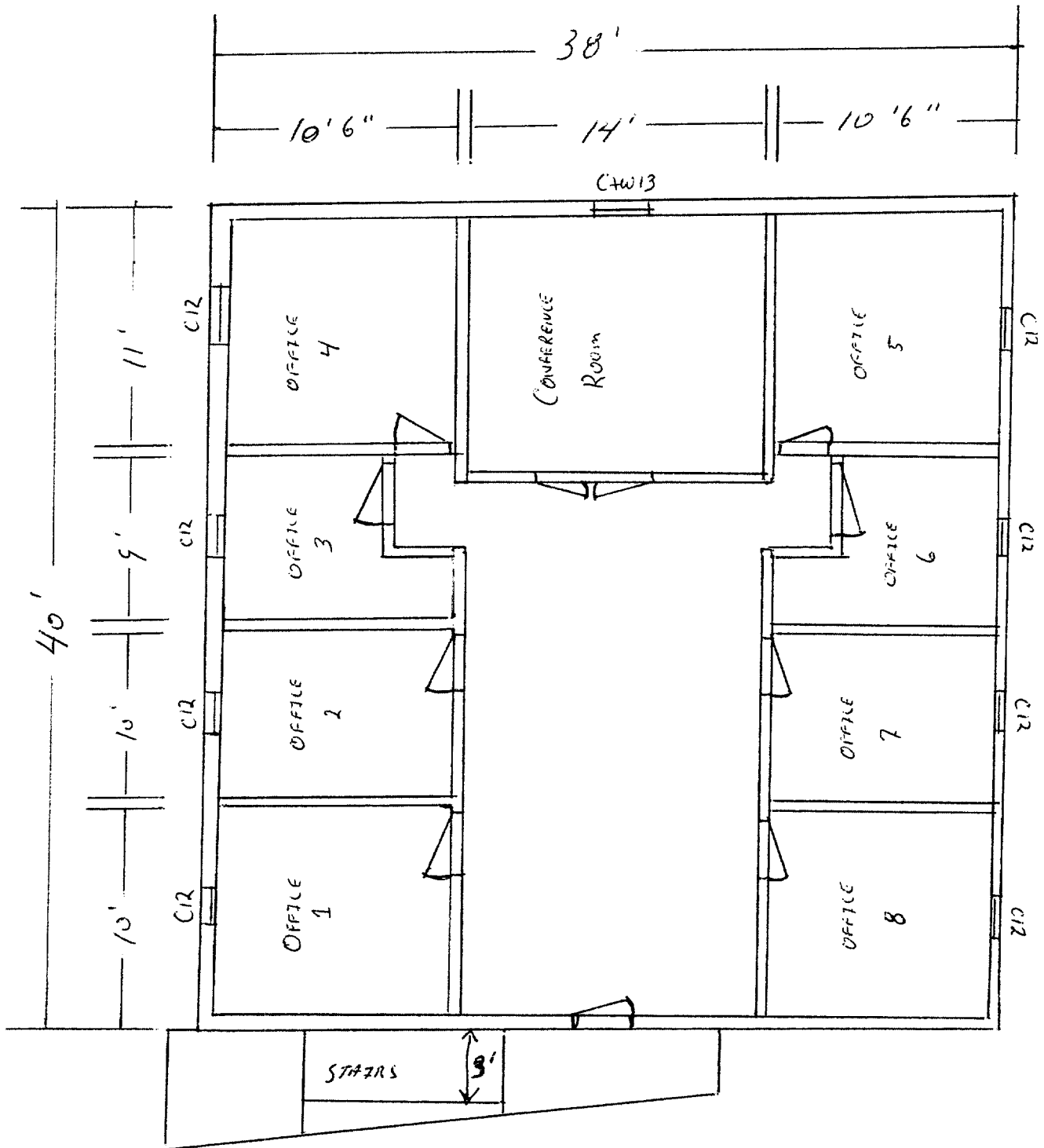
2) Openable windows in each office must be at least 4% of the floor area for ventilation.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 01/30/2006**Note:** **Ok to Issue:** 1) Applicant shall review and insure compliance with NFPA 101 Chapter 38.
A copy of code is available at Inspections in City Hall or at Central fire station.**Comments:**

1/31/2006-mjn: Left message with owner and spoke with contractor, need ventilation info, stairs etc. A breakdown of the cost is required to insure that a design professional is not needed. All resolved



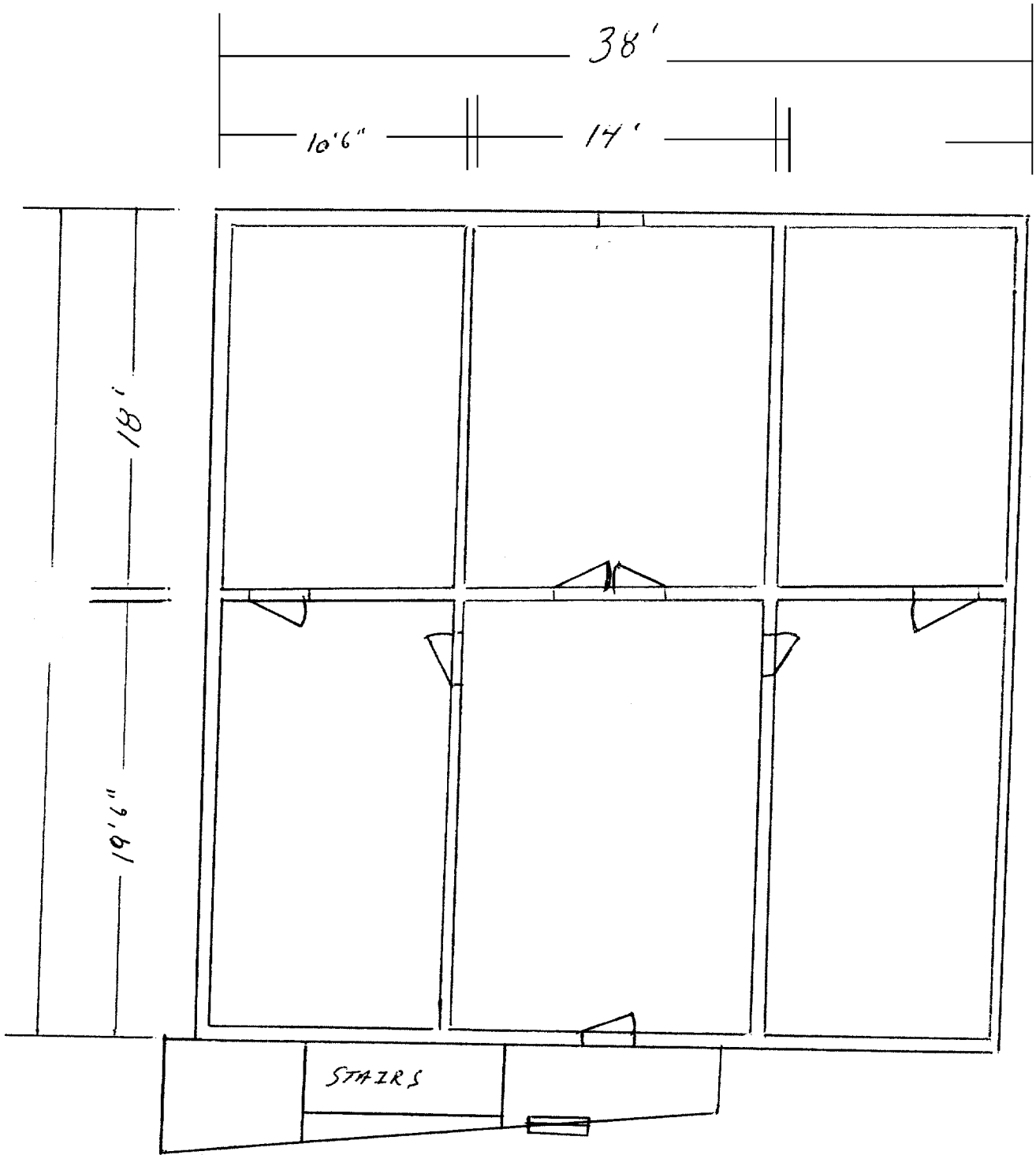
FINISHED PROJECT

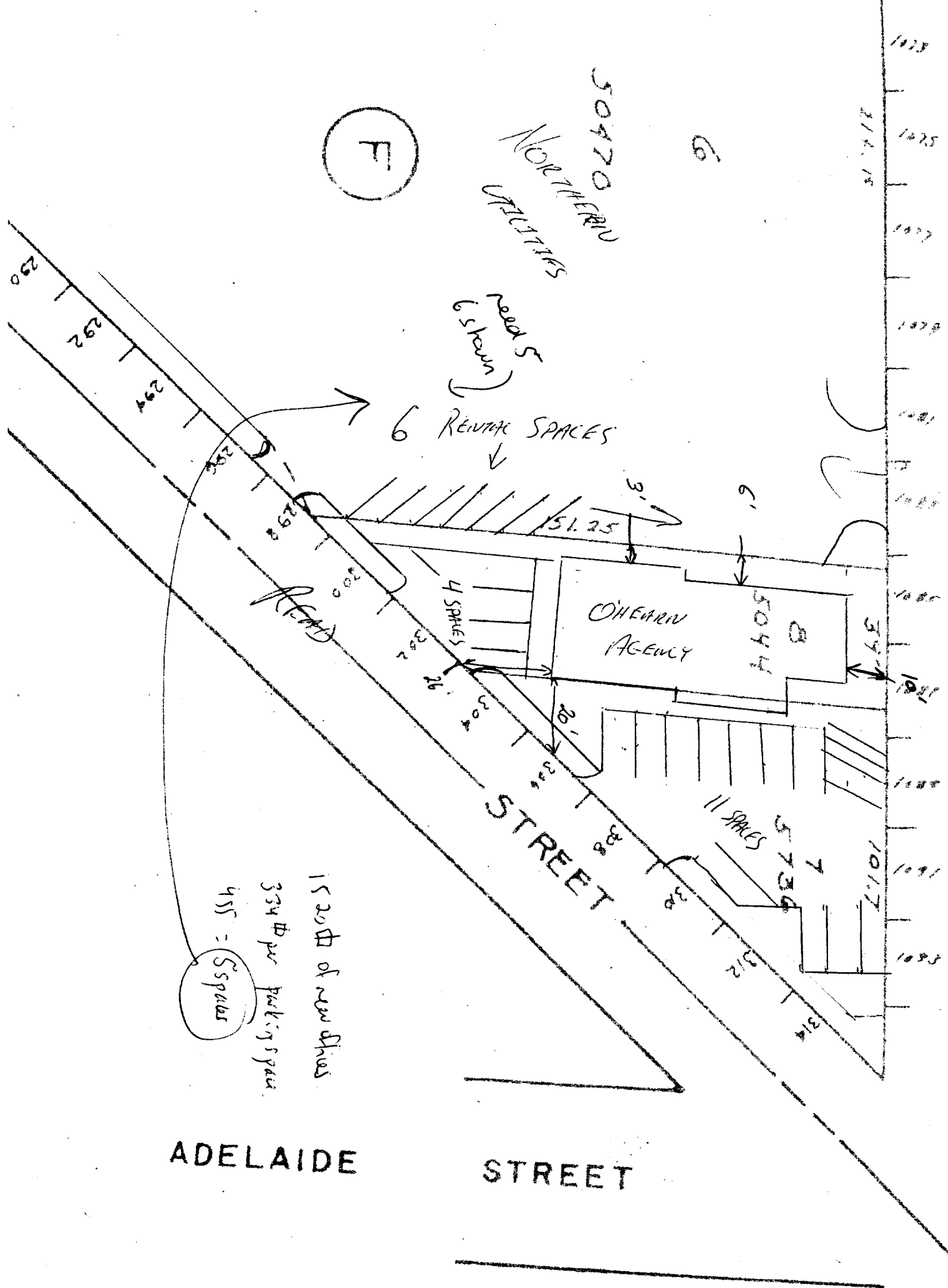


— NEW ANDERSON CAW13 CASEMENT PROPOSED TO BE ϕ IN CONFERENCE ROOM. GLASS $31\frac{1}{2} + 31\frac{1}{2} = 992.25$ SQUARE INCHES

— NEW ANDERSON CIR CASEMENT PROPOSED TO BE IN EACH OFFICE. GLASS $19\frac{3}{4} \times 19\frac{3}{4} = 390$ SQUARE INCHES

EXISTING





FOURTH / THIRTEEN



Northern Utilities
A NiSource Company

PO Box 3586
1075 Forest Avenue
Portland, ME 04104

January 11, 2006

Mr. Philip O'Hearn, President
O'Hearn Insurance Agency & Associates
Nationwide Insurance and Financial Services
1087 Forest Avenue
Portland, ME 04103

Dear Phil:

Northern Utilities will grant employees of your Agency permission to use up to a maximum of six parking spaces at our 1075 Forest Avenue facility at a rate of \$50 per month per parking space.

Northern Utilities assumes no liability for bodily injury, damage to vehicles or loss of personal property.

Snow plowing will be done at the convenience of Northern Utilities and your employees may be required to move their vehicles to facilitate plowing or parking lot maintenance.

This agreement is in effect until such time as either party gives a ninety-day notification of a desire to terminate.

Very truly yours,

Paul Rogosienski
Operations Manager

Jeff - please let it be

Erle plan - JM - parking

*- No area stamped -
- paper file*

in existing c. Existing to not Bid Permit Dgt+

JEFFREY R. VERRILL
CONTRACTING SERVICES
63 COUNTRY LANE
NORTH YARMOUTH, ME 04097
(207) 829 - 6005

Construction Plan for 1087 Forest Avenue Ohearn Agency

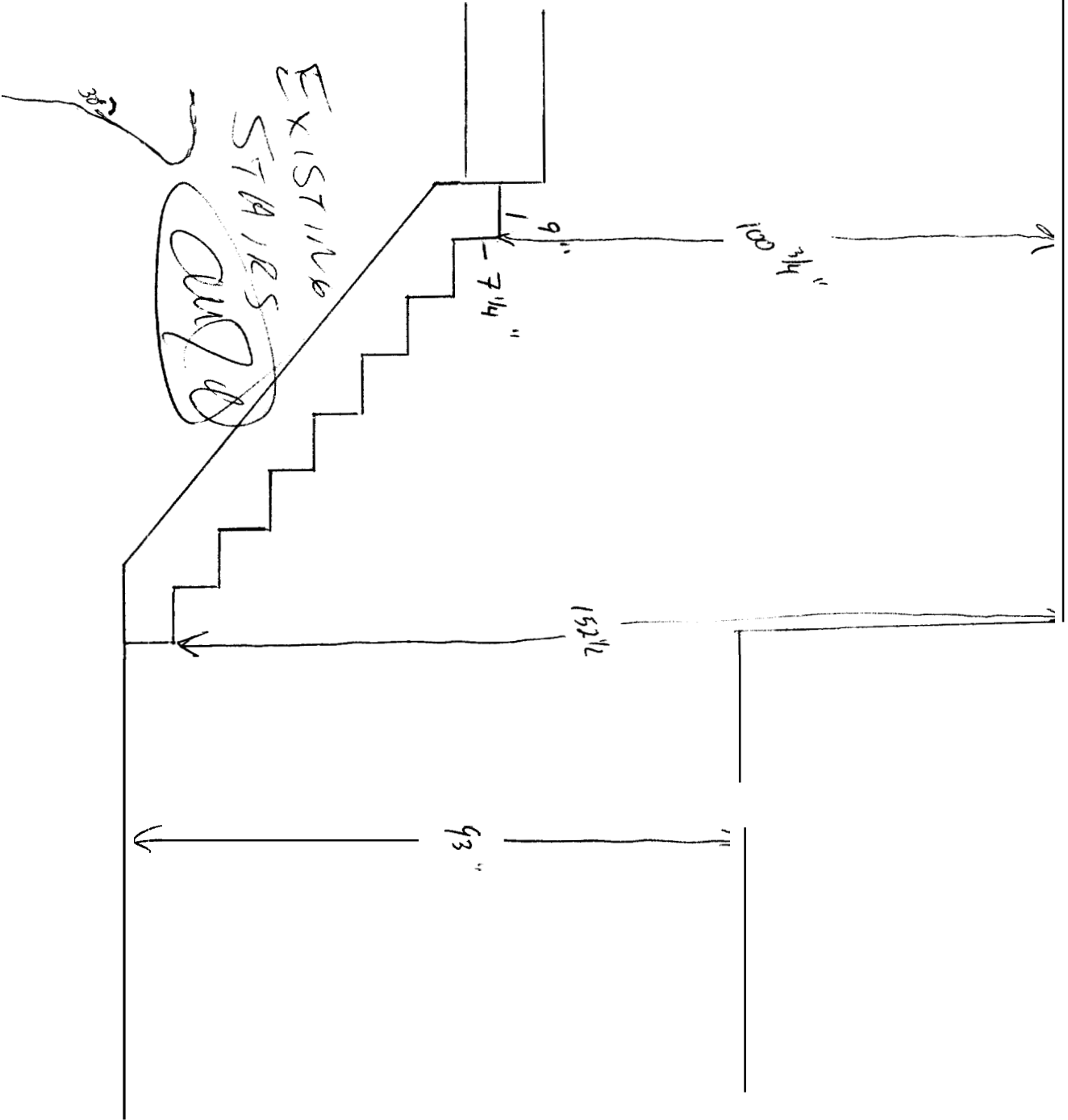
To remove and dispose of the ½" drywall ceiling, existing supporting and non supporting 8" thick concrete walls. Supporting concrete walls to have 3 ½" lally columns to support and will eventually have 2x4 walls constructed under the girders for office division. A layer of structural finish to be installed to fill in existing drain troughs and low spots. The exterior concrete walls to receive hat channel and board type insulation to be covered with ½" drywall. Each of the 8 new offices proposed to have a 2' x 2' casement window. The new conference room is proposed to have a new 3' x 3' casement. I am hoping/ wondering if the enlarging of the existing window to a 3' square will suffice for means of egress or if you are going to suggest that a second entry be installed. All framing to be done with 2x4 kd spruce. All walls to be covered with ½" drywall finished and painted. All insulation to be fiberglass batts. Insulation in walls and ceiling to be a minimum of 3 ½". Ceiling to receive new 2' x 2' drop ceiling and tiles. New area to be wired for computers, electric, phones, etc... Permit to follow. There are no bathrooms or plumbing figured. Heat to be base board off of existing furnace. The hot water tank you see at the end of stairs going down to be moved into lower storage area. The stair access is my only question and would like a site visit to discuss and remedy if you feel a need.

Thank you.

I may be reached by cell at 207-831-7146.

Sincerely,

Jeffrey R. Verrill



LOWER LEVEL
BASE OF SMAR

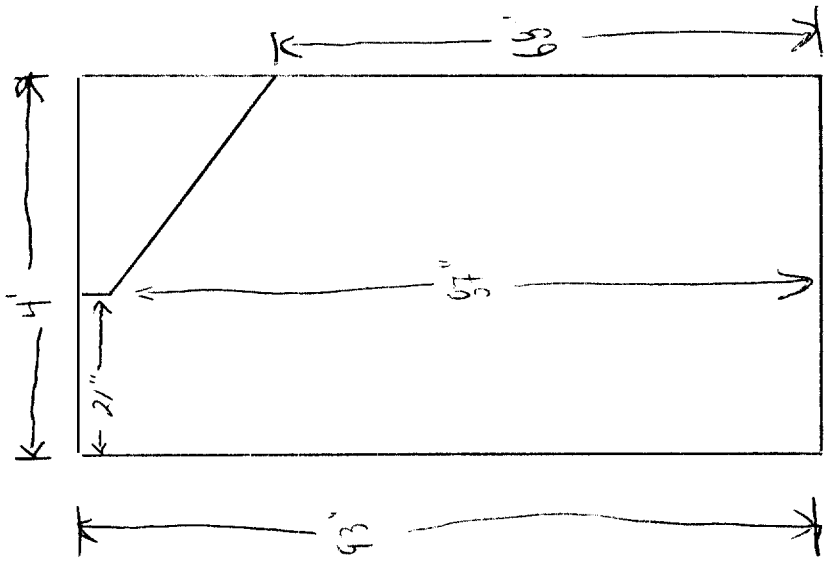
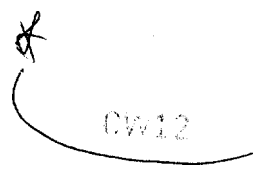


Table of Basic Unit

Rough Opening



EACH OFFICE WINDOW

CR125	CN125	C125	CW125
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* CONFERENCE ROOM WINDOW

CR13	CN13	C13	CW13	CXW13	CR23	CN
------	------	-----	------	-------	------	----

CR135	CN135	C135	CW135	CXW135	CR235	CN23
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CR14	CN14	C14	CW14	CXW14	CR24	CN24
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**JEFFREY R. VERRILL
CONTRACTING SERVICES
63 COUNTRY LANE
NORTH YARMOUTH, ME 04097
(207) 829 - 6005**

ESTIMATE

To: Phil O'Hearn
O'Hearn Insurance Company
1087 Forest Avenue
Portland, ME 04103
Date: January 2, 2006
Re: Renovations to Basement

Jeffrey R. Verrill Contracting Services proposes the following:

-to remove/ demo the basement(previous use as a kennel) by removing all drywall from ceilings and walls to expose cavities and aid in running new piping, wires, etc... As well as demo all concrete support/dividing walls to replace with steel lally column supports where needed. New 2x4 walls to be built around perimeter of basement as well as a total of 8 offices(4 on either side) and a conference room area to be closed in at back center of basement. A new 3'2" Square window to be installed for egress purposes in conference room, if acceptable to code, and a single 2' square window to be installed in each office. Conference room and office windows to be a casement(crank out)in white with no grilles. A hole has to be made in the concrete to accept a wood frame that will then accept the window an is to be finished with wood trim on the interior and exterior. Structural Finish to be installed on the floor to fill in the voids and level floor. A new zone of baseboard heat to be installed around the exterior walls with a thermostat in central location(assumes furnace is capable of additional zone.) To install 3 ½" of fiberglass insulation in walls and ceiling. An allowance for electrical and computer wiring has been included. (\$4,500.00)

½" drywall to be installed and finished on all walls ready for paint. A drop ceiling to be installed, to match existing as close as possible(2'x4' tile with 1' squares). New 3'0"x6'8" solid core doors to be installed in all offices and a 6'0"x6'8" french door to be installed in conference room. All casing to be primed colonial 2 ½" and base to be primed colonial 3 ½". All walls to be primed and top coated with two top coats of Benjamin Moore Matte finish. Trim is figured to have two coats of Satin Impervo.

Flooring is figured to have 140 yards of glue down carpet installed. Stairway to have new wider set of stairs and all landings and steps to receive ADA rubber finish as well as minor renovation to stairs on 1st floor to allow for headroom clearance. This estimate does not include permit fees.

\$ 41,860.75

At signing of contract, a deposit of will be required dependant on scope of work. Progress and final bill to be paid upon receipt.

If any payment is not received by Jeffrey R. Verrill Contracting Services within the specified time set above, Phil O'Hearn shall be responsible for all costs of collection incurred by Jeffrey R. Verrill Contracting Services, including reasonable attorney's fees and costs. Jeffrey R. Verrill Contracting Services reserves the right to obtain a lien for the purpose of securing payment of this contract with value of work performed and/or materials furnished in connection with this contract.

This estimate is for completing the job described above. It is based on my evaluation and does not include material price increases or additional labor or materials which may be required should unforeseen problems or adverse weather conditions arise after the work has started. This price does not include any permit fees, building, electrical, plumbing, or heating. These fees will be passed directly onto the customer to be paid upon receipt of bill.

All changes from the above specifications, shall to be made in writing and signed by both parties prior to execution of change. The change order could increase cost and time needed to finish the project.

Price Valid for thirty days from above date.

Jeffrey R. Verrill

Phil O'Hearn

Date

Date

TOTAL P.01

January 20, 2005

City of Portland
389 Congress Street
Portland, ME

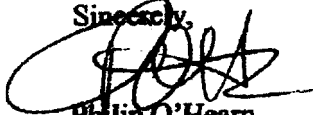
Re: O'Hearn Insurance Agency
1087 Forest Ave
Portland, ME 040103

Dear Sir:

This letter serves as confirmation that Jeffrey R. Verrill, Contracting Services of 63 Country Lane, North, Yarmouth, ME will be completing the basement build out project at the location listed above.

If you have any questions, please contact me at 797-9400 ext 207.

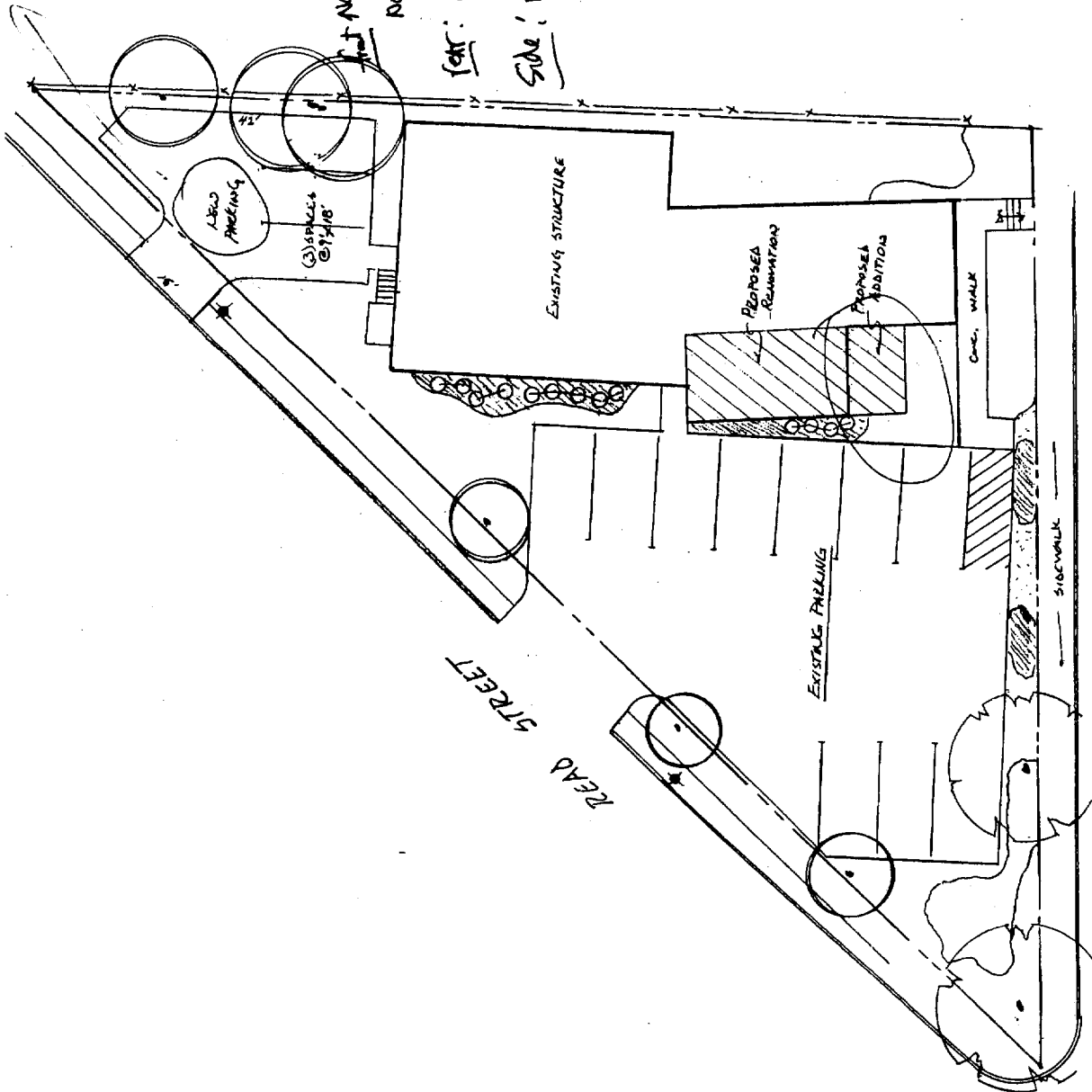
Sincerely,



Philip O'Hearn
O'Hearn Insurance Agency
1087 Forest Ave.
Portland, ME

Permit # 03-0490
388 ft addition

B-2
NO MAX setback req for a address
NO MIN. " " " " "
Set: 10' min - 10' + 8" min
Side: none req - off



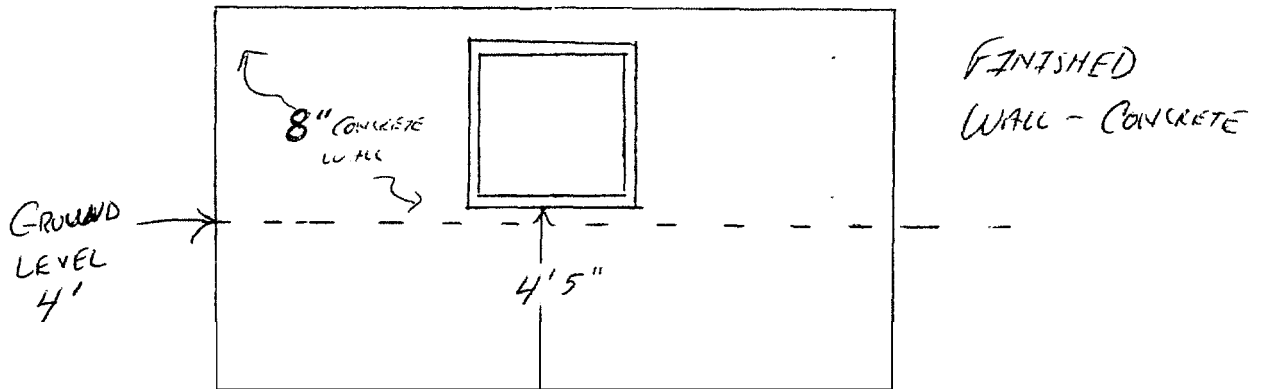
O'HEARA INSURANCE AGENCY
1087 FOREST AVE.

FOREST AVE.

WALL SECTION

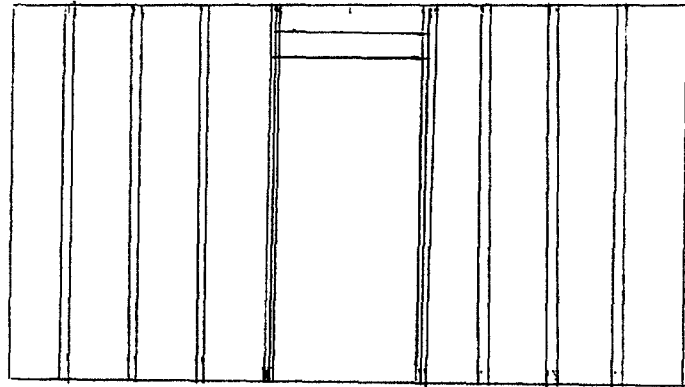
1/4" = 1'

END WALL - CONFERENCE ROOM



All C
(RTCID)

CHANNEL,



TYPICAL INTERIOR WITH FRAMING

2x4 K.D. SPRUCE 16" O.C.

2x4 P.T. SHOE

2x6 (2) w/ 1/2" PLYWOOD BUILT UP HEADERS

3/2" FIBER GLASS BATTIS (UNF)

1/2" DRYWALL - EACH SIDE FINISHED & PAINTED

** NOTE: CEILING TO HAVE 2x4' DROP CEILING TRUS & 3/2 FIBERGLASS INSULATION **

WINDOW / DOOR SCHEDULE

CONFERENCE ROOM

1- CW 13 ANDERSON CASEMENT - UNOBSTRUCTED GLASS
 $31 \frac{9}{16}'' + 31 \frac{9}{16}'' = 993 \text{ S/I}$

OFFICES (8)

C 12 ANDERSON CASEMENT - UNOBSTRUCTED GLASS
 $19 \frac{3}{4}'' + 19 \frac{3}{4}'' = 390 \text{ S/I}$

OFFICE DOORS (8)

$1 \frac{3}{16} + 3 \frac{1}{16} + 6 \frac{1}{8}$ PINE M-3912 FRENCH STYLE DOORS. SOLID DOUBLE
RABBETED JAMBS, COLONIAL CASING - SITE APPLIED

CONFERENCE ROOM DOOR

$1 \frac{3}{16} + 6 \frac{1}{16} + 6 \frac{1}{8}$ P-11-3912 DOUBLE FRENCH DOORS. SOLID DOUBLE
RABBETED JAMBS, COLONIAL CASING. SITE APPLIED.

- NOTE: THESE STYLE & DOOR TYPE MATCH EXISTING DOORS IN
ONE OWNER BUILDING. ONE STORY BUILDING. -

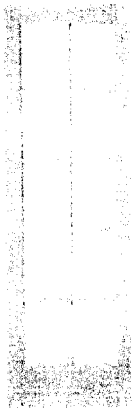


Interior Doors



1531-SC-10-G-1

Exterior

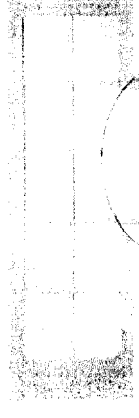


Pine M-3901
1 7/8" Thick

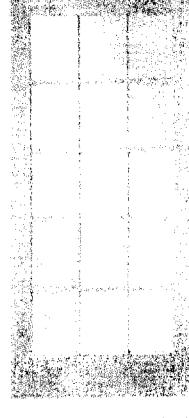


Pine M-3911
1 7/8" Thick

* THESE
ARE
THE
INTERIOR
DOORS
FIGURED



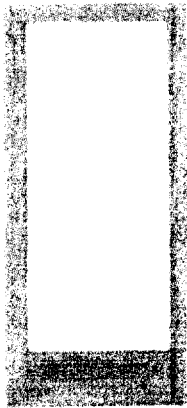
Pine M-3911-D
1 7/8" Thick



Pine M-3912-B
1 7/8" Thick

1531-SC-10-G-1
1531-SC-10-G-1
1531-SC-10-G-1

1531-SC-10-G-1
1531-SC-10-G-1



Pine M-3901
1 7/8" Thick



Oak 1510
1 7/8" Thick



Oak 1515
1 7/8" Thick

Door Size	M-3901	M-3911	M-3912	M-3911-D	M-3912-D	OAK 1510	OAK 1515
2-8	-	-	✓	-	-	-	-
2-10	✓	✓	✓	✓	-	✓	-
2-4	-	-	✓	-	-	-	-
2-6	✓	-	-	-	✓	-	✓
2-8	✓	-	-	-	-	-	✓
2-10	✓	-	✓	-	✓	-	✓

