

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that OAKPOINT LLC

Located At 94 AUBURN ST

Job ID: 2012-03-3435-ALTCOMM

CBL: 375- A-023-001

has permission to Suite 208 - Interior Renovations

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

Closed

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.**

Required inspections:

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-03-3435-ALTCOMM	Date Applied: 3/5/2012	CBL: 375- A-023-001	
Location of Construction: 94 AUBURN ST - SUITE 208	Owner Name: OAKPOINT LLC	Owner Address: 88 ROUND HILL RD # 2 NORTHAMPTON, MA 01060	Phone:
Business Name: Paragon Management	Contractor Name: Earl Reagan @ Reagan & Company	Contractor Address: 106 MERRILL RD GRAY MAINE 04039	Phone: (207) 329-3441
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALTERATIONS	Zone: B-1
Past Use: Offices & Personal Services	Proposed Use: Same: Offices & Personal Services - To add conference room & reception office with alterations in Suite 208	Cost of Work: \$20,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: 3 Type: TBC 09
		Signature: <i>Bjornberg</i> (58)	Signature: <i>[Handwritten Signature]</i>
Proposed Project Description: add conference & reception area		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		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"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK</i> <i>3/5/12</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><input checked="" 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>Date: <i>[Handwritten Signature]</i></p>
	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 appication 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

3-19-12 DWM/BKL Earl 329-3441 close-m OK

4-9-12 DWM/BKL/Capt Pirone Earl Final OK



General Building Permit Application

2012 03 34 35
B-1

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>94 Auburn St Suite 218 Portland</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>375 A 023</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Earle Ryan / Ryan + Co.</u> Address <u>106 Merril Rd</u> City, State & Zip <u>Gray, ME 04039</u>	Telephone: <u>207 329-3441</u>
Lessee/DBA (If Applicable) RECEIVED <u>Paragon Mgmt</u> <u>MAR 05 2012</u> <small>Dept. of Building Inspections</small>	Owner (if different from Applicant) Name <u>Paragon Management</u> Address <u>2 Market Street</u> City, State & Zip <u>Portland</u>	Cost Of Work: \$ <u>19,600.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>220.00</u>
Current legal use (i.e. single family) <u>office / vacant</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>add Conf. room + reception office shorten 1 office</u>		
Contractor's name: <u>Paragon + Company</u> Address: <u>106 Merril Rd</u> City, State & Zip: <u>Gray, ME 04039</u> Telephone: _____ Who should we contact when the permit is ready: <u>Earle</u> Telephone: <u>329-3441</u> 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.

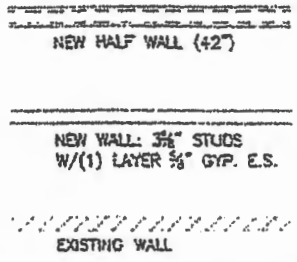
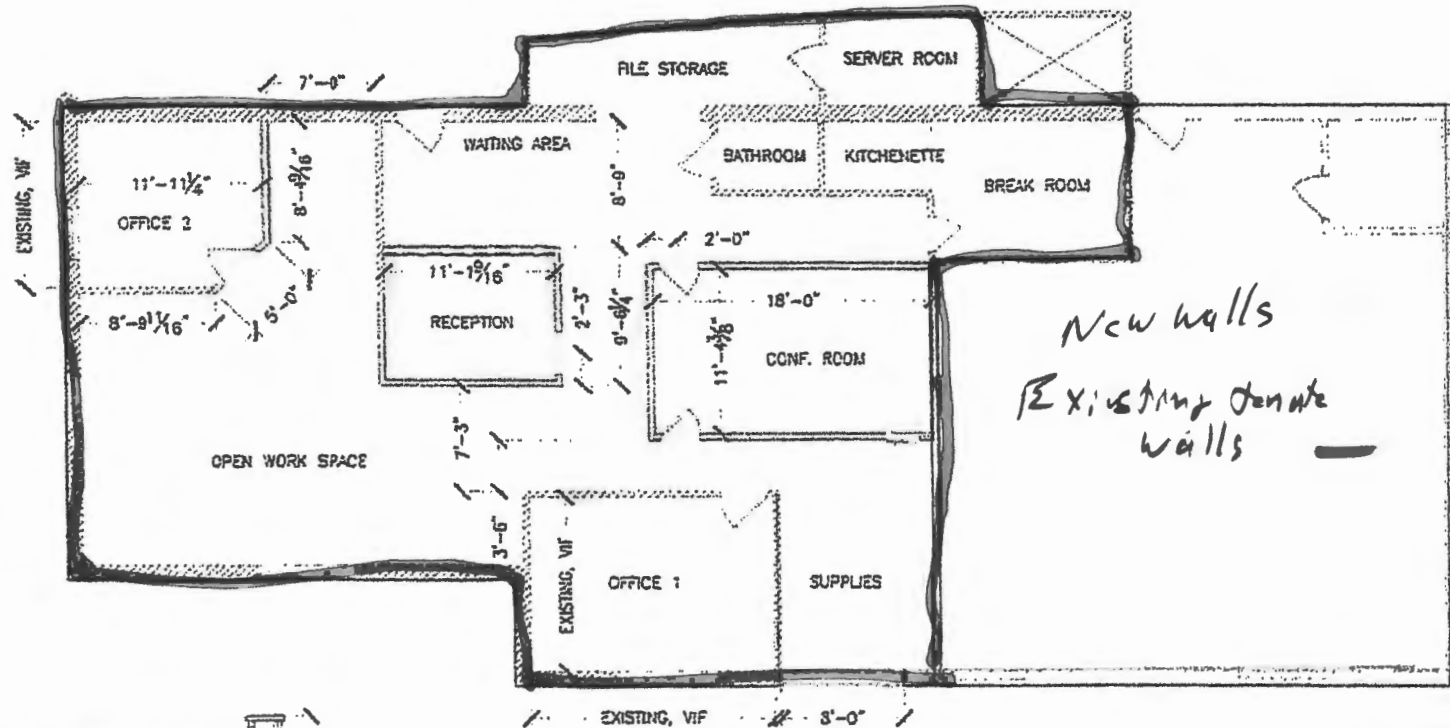
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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.

Signature: Earle Ryan Date: 3/5/12

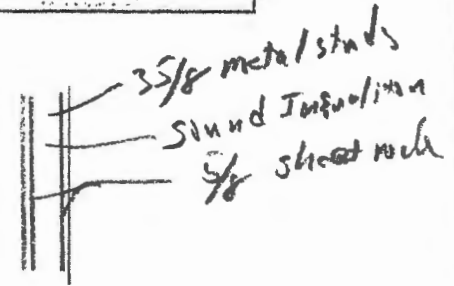
This is not a permit; you may not commence ANY work until the permit is issued

94 Auburn Street Suite 208

Paragon Management. 2 Market St. Portland
217-221-2359



BUILD-OUT DIMENSION PLAN
Not to SCALE: ~~1/8" = 1'-0"~~



OFFICE BUILD-OUT DIMENSION PLAN

A1.1



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , BusinessName: visa, Check Number: 90505

Tender Amount: 220.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 3/5/2012

Receipt Number: 41421

Receipt Details:

Referance ID:	5454	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	220.00	Charge Amount:	220.00
Job ID: Job ID: 2012-03-3435-ALTCOMM - add conference & reception area			
Additional Comments:			

Thank You for your Payment!

Report of Inspection/Test

Quarterly Sprinkler

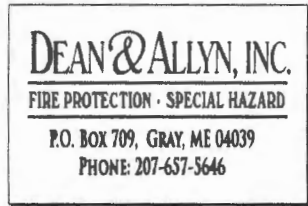
February 01, 2012

Property

94 Auburn Street
94 Auburn St
Portland, ME 04116

Owner/Agent

Oakpoint, Llc.
c/o Paragon Management,
Llc.
PO Box 17536
Portland, ME 04112



Conducted by: Jason Grant

Inspection Ref: 10613

Cindy Kueck
(207)775-0009

Signatures

Inspector - Printed Jason Grant	Inspector - Signature	Date 2/1/12 7:54 am	I state that the information on this form is correct at the time and place of my inspection, and that all equipment tested at this time was left in operational condition upon completion of this inspection except as noted.
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Water Based System Inspection

- Yes Gauges on wet pipe system in good condition and showing normal water supply pressure?
- Yes Alarm devices free from physical damage and operating properly?
- Yes Hydraulic nameplate, if provided, securely attached to riser and legible?
- Yes Valve supervisory switches indicate movement?

Fire Department Connection

- Yes Visible and accessible?
- Yes Couplings and swivels not damaged and rotate smoothly?
- Yes Plugs or caps in place and undamaged?
- Yes Gaskets in place and in good condition?
- Yes Identification sign(s) in place?
- Yes Check valve is not leaking?
- Yes Automatic drain valve in place and operating properly?
- NA Interior free of obstructions (if caps are not in place) ?
- NA Valve clapper operational over its full range (if caps are not in place) ?

Inspector's Recommendations

- None The inspector recommends the following system changes/improvements, however, these suggestions are not the result of an engineering survey.

Flow Test

System	Connection Flowed	Outlet Size	Pressure (psi)			Results comparable to prior test
			Static	Resid	Static	
4" wet / in basement by tanning salon end	At riser	2	70	-	70	Yes



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-03-3435-ALTCOMM

Located At: 94 AUBURN ST

CBL: 375- A-023-001

Conditions of Approval:

Fire

All construction shall comply with City Code Chapter 10.

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

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. This review does not include approval of fire alarm system design or installation.

A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.

Fire extinguishers are required per NFPA 10.

Exit signs are required. 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.

Any cutting and welding done will require a Hot Work Permit from Fire Department.

Building

1. 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.
2. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.