

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070329

This is to certify that HUCKEL-BAUER NATHANIEL R & ELIZABETH B EISENBAR

has permission to Kitchen renovation, convert closet to bathroom & move one non-load bearing wall

AT 72 HIGH ST

039 C010E02 APR 24 2007

PERMIT ISSUED

APR 24 2007

provided that the person or persons who perform or supervise the construction of this permit shall comply with all of the provisions of the Statutes of this 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 procured before this building or part thereof is started or closed-in. 24 HOUR 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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Thomas M. Markley 4/24/07
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

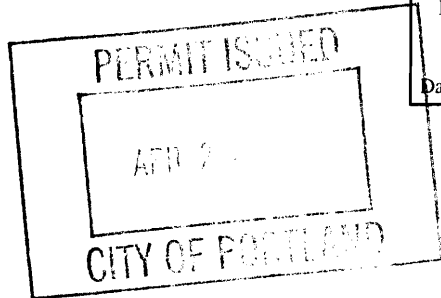
Permit No: 07-0329	Issue Date:	CBL: 039 G010E02
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Location of Construction: 72 HIGH ST	Owner Name: HUCKEL-BAUER NATHANIEL R	Owner Address: 72 HIGH ST # E02	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R6

Past Use: Commercial / Condo (unit E-2) Multi-family legal use - 72-74 High St - Sdb 78-80 High St - Sdb 124 Pleasant St - 7th	Proposed Use: Commercial / Condo Kitchen renovation, convert closet to bathroom & remove one non-load bearing wall (total 17 res. condos)	Permit Fee: \$270.00	Cost of Work: \$25,000.00	CEO District: 1
Proposed Project Description: Kitchen renovation, convert closet to bathroom & remove one non-load bearing wall		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied N/A	INSPECTION: Use Group: R2 Type: SB IRC 2003	
		Signature: Greg Cross	Signature: Jim 4/24/07	
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: dmartin	Date Applied For: 03/29/2007	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"/> Date: 3/30/07	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 Date:	Historic Preservation <input 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:
	all interior work OK w/ conditions Any exterior work requires separate review and approval thru Historic Preservation.		



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

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- 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.**

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

[Signature]
Signature of Applicant/Designee

4/24/07
Date

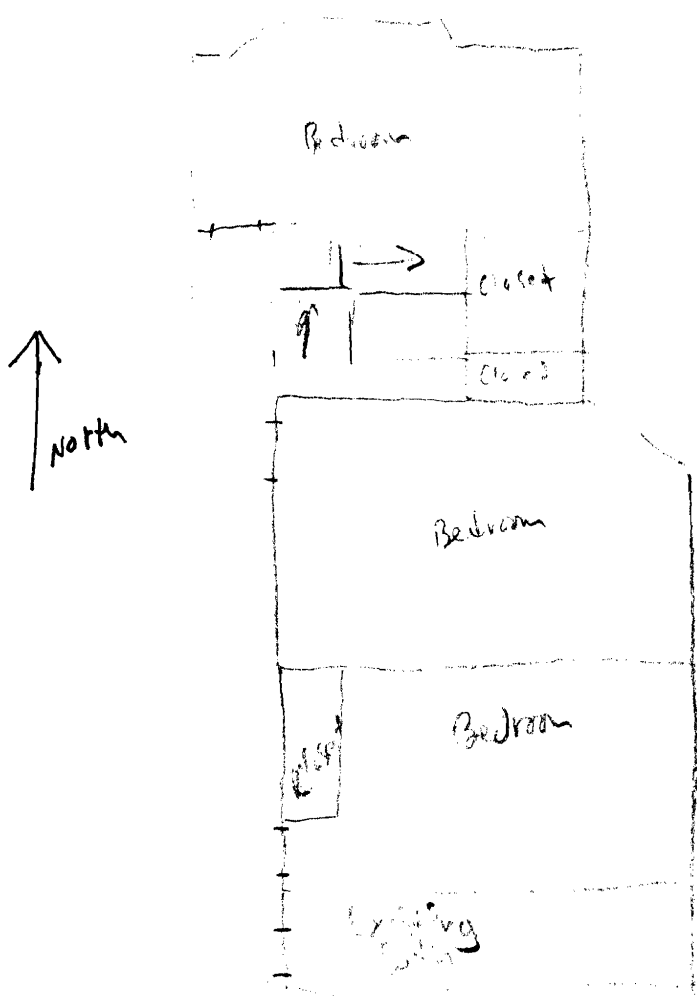
[Signature]
Signature of Inspections Official

4:24:07
Date

CBL: 39 610 E 2

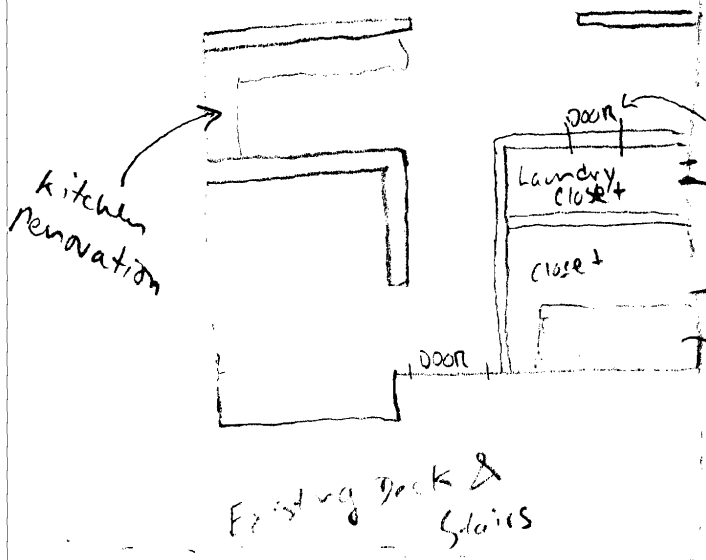
Building Permit #: 070329

Proposed renovations to
 78 High St. #1
 (AUA Unit E-2 of
 Town Farm Townhouse Condominium)
 (NOT TO SCALE!)



No changes ↑

= proposed non-supporting walls to be removed



existing window & Door
 6" 2min RT
 convert these two closets into 3/4 bath
 proposed shower

Fixtures will be IAW current plumbing code
 2x4 construction if needed - non load bearing (16' oc)

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0329	Date Applied For: 03/29/2007	CBL: 039 G010E02
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Location of Construction: 72 HIGH ST	Owner Name: HUCKEL-BAUER NATHANIEL R	Owner Address: 72 HIGH ST # E02	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Multi family/ Condo Kitchen renovation, convert closet to bathroom & remove one non-load bearing wall	Proposed Project Description: Kitchen renovation, convert closet to bathroom & remove one non-load bearing wall
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/30/2007

Note: **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 4) This entire property shall remain a seventeen (17) family dwelling as denoted. Any change of use shall require a separate permit application for review and approval. 72-74 High St = five (5) dwelling units. 78-80 High St = five (5) d.u. 124 Pleasant St = seven (7) d.u.

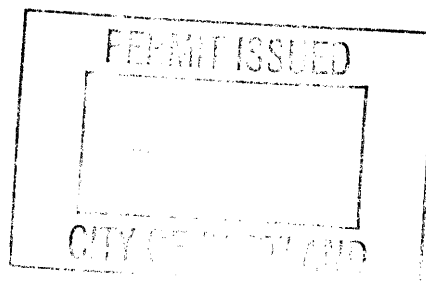
Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 04/24/2007

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Dept: Fire **Status:** Not Applicable **Reviewer:** Cptn Greg Cass **Approval Date:** 04/02/2007

Note: **Ok to Issue:**





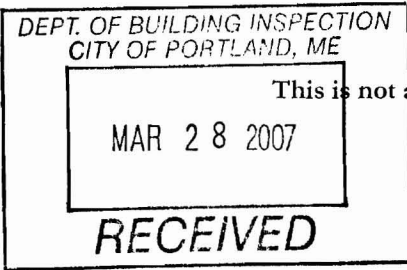
General Building Permit Application

Location/Address of Construction: <u>78 High St. # 1 (Unit E-2 of Town Farm Townhouse Condominium)</u>		
Total Square Footage of Proposed Structure <u>Existing unit = 1464 (per city assessor)</u>		Square Footage of Lot <u>Total Lot = 30,840 SF per condo plat recorded at CCDR Plan Book 145 page 46</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>39 G010E2</u>	Owner: <u>Nathaniel R. Huckel-Bauer</u> <u>Elizabeth B. Eisenhardt</u>	Telephone: <u>work: 774-0317</u> <u>home: 899-4182</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Nathaniel R. Huckel-Bauer</u> <u>78 High St. #1</u> <u>Portland ME 04101</u> <u>207-899-4182 (home)</u>	Cost Of Work: <u>\$25,000.00 (current high estimate)</u> Fee: <u>\$280.00</u> C of O Fee: \$
Current legal use (i.e. single family) <u>Condominium (5 units in the building)</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>continued owner occupied condominium</u> Is property part of a subdivision? <u>NO (part of condo)</u> If yes, please name <u>Town Farm Townhouse Condominium</u> Project description: <u>Kitchen renovation - new cabinets & countertops</u> <u>Bathroom addition - convert existing ^{laundry} closet to a bathroom</u> <u>Wall demolition - interior, non-supporting wall removal</u>		
Contractor's name, address & telephone: <u>Some work will be done by us. Kitchen work will be done by Kitchen Tune-Up, Portland, ME 207-541-4737</u> Who should we contact when the permit is ready: <u>Nathaniel R. Huckel-Bauer</u> Mailing address: <u>78 High St. #1</u> <u>Portland, ME 04101</u> Phone: <u>774-0317 work</u> <u>899-4182 at home</u> <u>Kitchen Tune-up phone # 207-541-4737</u> <u>15 Catherine St. Portland ME 04102</u>		

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: *Nathaniel R. Huckel-Bauer* | Date: 3/28/07



[Handwritten initials]

Nathaniel R. Huckel-Bauer & Elizabeth B. Eisenhardt
78 High Street #1
Portland, Maine 04101
899-4182 (home)
774-0317 (NHB work)

Portland Permitting & Code Enforcement Department
Portland City Hall

Re: Scope of work for interior remodeling of 78 High Street #1

Dear Portland Permitting Department,

This letter is to explain the scope of work for our proposed interior remodeling of our condominium unit at 78 High Street. As shown on the attached floor plan, we plan to remove several non-supporting interior partition walls, and to convert an existing laundry closet into a ¾ bathroom. We also plan to install new kitchen cabinetry and countertops. Plumbing and electrical work will be handled by licensed professionals and permitted separately.

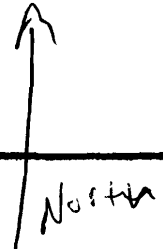
Sincerely,



Nathaniel R. Huckel-Bauer

HIGH

STREET



S 58° 22' 41" E
70.00'

S 58° 22' 41" E
116.00'

64.09'

N/F
STEPHEN E. & KAREN H.
HOLDTMAN
4209/313

N/F
HAROLD E. &
LINDA A.
HACKETT
4360/218

N 31° 38' 19" E
117.21'

78-80 HIGH STREET

UNITS A2-E2

Unit
E-2

72-74 HIGH STREET

UNITS A1-E1

RETAINING WALL

WALL

S 58° 54' 34" E
0.50'

N/F
PARIS KHAVARI
4802/59

103.14'
S 41° 17' 04" E

NT STREET
UNITS A3-E3

APROX. LOCATION
OF SEWER LINE

S 5'

S 5'

AREA
30,840 s.f.

Subject
Building
Parking Area
14 Spaces

Subject
Unit E-2
(top floor, east)

141.35'
S 30° 44' 57" W

RETAINING WALL

W

7" W