



CITY OF PORTLAND, MAINE

Department of Building Inspections

August 30 2005

Received from Nathan M. ...

Location of Work 15 Hill St.

Cost of Construction \$ _____ Cardo Conn. 600.

Planing Fee \$ _____ Logo 300.

Building (11) Plumbing (15) _____ Electrical (12) _____ Site Plan (12) _____

Other _____

Off: 0541002

Check #: 432

Total Collected \$ 900.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



CITY OF PORTLAND, OREGON
Department of Building Inspection

Certificate of Occupancy

LOCATION 18 HILL ST

CBL 054 C002001

Issued to HOLLAND NATHAN

Date of Issue 01/19/2006

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 05-1305, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Unit 3: Second Floor Rear

APPROVED OCCUPANCY

Residential Condo
Use Group: R3
type 5B

Limiting Conditions:

Use permit only. This certificate does not certify building code compliance.

This certificate supersedes
certificate issued

Inspector

[Signature]

(Date)

01/19/06

Craig [Signature]

[Signature]

01/19/06



CITY OF PORTLAND
Department of Building

Certificate of Occupancy

LOCATION 18 HILL ST

CBL 054 C002001

Issued to HOLLAND NATHAN

Date of Issue 01/19/2006

This is to certify that the building, premises, or part thereof, at the above location, built -- altered -- changed as to use under Building Permit No. 05-1305, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Unit 2: Second Floor Front

APPROVED OCCUPANCY

Residential Condo
Use Group: R3
type 5B

Limiting Conditions:

Use permit only. This certificate does not certify building code compliance.

This certificate supersedes
certificate issued

Approved: *[Signature]*
(Date) _____

[Signature]

(Date) _____

1-20-06
2/19/06

This certificate is void if property changes hands. This certificate is void if the owner or lessee for any other reason.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 18 HILL ST

CBE 054 C002001

Issued to HOLLAND NATHAN

Date of Issue 01/19/2006

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 05-1305, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Unit 4: 3rd Floor Entire

APPROVED OCCUPANCY

New Residential Condo
Use Group: R3
type 5B

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

[Signature]

(Name)

[Signature]

Date: 01/20/06

01/19/06

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	05-1305	Issue Date:	OCT 14 2005	Permit Issued:	054 C002001
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Location of Construction: 18 HILL ST	Owner Name: HOLLAND NATHAN	Owner Address: 18 HILL ST	Phone: 712-7325
Business Name:	Contractor Name:	Contractor Address: CITY OF PORTLAND	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: R-6

Past Use: 4 Unit Multi-Family	Proposed Use: 4 unit Condo/ Change of use from 4 unit rental to 4 unit Condo	Permit Fee: \$900.00	Cost of Work: \$900.00	CEO District: 2
Proposed Project Description: Change of use from 4 unit rental to 4 unit Condo <i>Legal use: four (4) residential D.U.</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied TO NFPA 101	INSPECTION: Use Group: R2 Type: 5B 10/13/05 Signature: <i>[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: 08/30/2005	Zoning Approval		
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..	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"/> Min <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/28/05</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Date: _____	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>9</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 _____

4 **DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**
CITY OF PORTLAND

se Read
ation And
s, If Any,
ached

BUILDING INSPECTION
PERMIT

PERMIT ISSUED
Permit Number: 051305
OCT 14 2005
CITY OF PORTLAND

to certify that HOLLAND NATHAN
mission to Change of use from 4 unit to 4 unit condo

HILL ST 054 C002001

ided that the person or persons firm or corporation accepting this permit shall comply with all
e provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating
onstruction, maintenance and use of buildings and structures, and of the application on file in
department.

ly to Public Works for street line
grade if nature of work requires
information.

ification of inspection must be
given and when permission proceed
before this building or part thereof is
leased or otherwise closed-in
YOUR NO. REQUIRED.

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

OTHER REQUIRED APPROVALS
pt. Greg Case PFD 10-11-05
Dept. _____
Board _____

[Signature] 10/13/05
Director - Building & Inspection Services

Department Name

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1305	Date Applied For: 08/30/2005	CBL: 054 C002001
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Location of Construction: 18 HILL ST	Owner Name: HOLLAND NATHAN	Owner Address: 18 HILL ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: 4 unit Condo/ Change of use from 4 unit rental to 4 unit Condo	Proposed Project Description: Change of use from 4 unit rental to 4 unit Condo
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/28/2005

Note: 9/12/05 no tenant notices included and it is stated that a unit was offered to one of the tenants - left message with owner - on hold in M's area **Ok to Issue:**
9/28/05 received copies of tenant information

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain a four (4) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 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) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 5) PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 10/13/2005

Note: **Ok to Issue:**

- 1) Construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 10/11/2005

Note: **Ok to Issue:**

- 1) Building shall comply with and be maintained to NFPA 101

Submit with Condominium Conversion Permit Application

Project Data:

Address: 18 Hill St. Portland, ME 04102

C-B-L: 54-C-2

Number of Units in Building: 4

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 James Langworthy	842-6307	5 years	Feb '05	
Unit 2 Vacant				
Unit 3 Geraldine Sutton	left no forwarding info	2 years	Feb '05	
Unit 4 Vacant				
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 7 months

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit?
 YES _____ NO (check one)

Type and cost of building improvements associated with this conversion that do not require permits:

\$ \$8,000 Exterior walls, windows, doors, roof

\$ \$1,200 Insulation

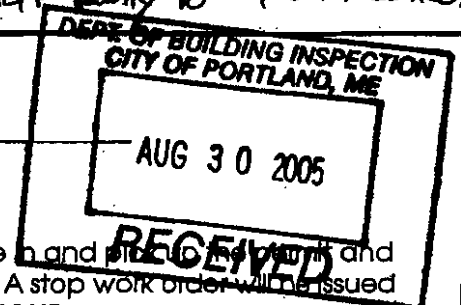
\$ \$4,000 Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ _____ Other (specify)

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>18 Hill St. Portland, ME 04102</u>		
Total Square Footage of Proposed Structure <u>2200 sq ft.</u>	Square Footage of Lot <u>2405 sq ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>54</u> Block# <u>C</u> Lot# <u>2</u>	Owner: <u>Nathan Holland</u>	Telephone: <u>call</u> <u>267.712.7825</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Nathan Holland</u> <u>18 Hill St.</u> <u>Portland, ME 04102</u>	Cost Of Work: \$ _____ Fee: \$ _____
Current use: <u>Multi-family</u>	Condo Conv. <u>600.00</u>	
If the location is currently vacant, what was prior use: _____	<u>COU</u> <u>300.00</u>	
Approximately how long has it been vacant: _____	<u>900.00</u>	
Proposed use: <u>Condominiums</u>	Project description: <u>Condo conversion from 4 unit multi-family to 4 unit condo.</u> <u>All units currently vacant.</u>	
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>N/A</u>		
Mailing address: _____		
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: _____		



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 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: <u>[Signature]</u>	Date: <u>8/30/05</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

Tenants/Apartments at the time of purchase (Feb. 2005):

James Langworthy lived in apartment one for approximately 5 years. He finished classes this year and moved out at the end of April. I believe he may have recently broken up with his girlfriend and was looking for a smaller place.

Apartment two was vacant.

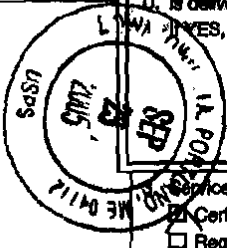
Geraldine Sutton lived in apartment three for approximately 2 years. She moved out at the end of May. She was offered the unit for purchase when it was completed. She declined on the basis of not wanting to own, preferring to rent. She found another apartment and moved at the end of May.

Apartment four was vacant.

NO tenant notices attached with
Application as required

See 9/28/05
tenant information
Submitted

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature <i>X Geraldine Sutton</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to:		B. Received by (Printed Name)	C. Date of Delivery
Geraldine Sutton 18 Hill St. #3 Portland, ME 04102		P.O. Box 7696 PORTLAND ME 04112	
2. Article Number (Transfer from service label)		7005 1160 0000 4784 1545	
PS Form 3811, February 2004		Domestic Return Receipt	



U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

Sent To: *James Langworthy*
 Street, Apt. No., or PO Box No.: *Rt 111 Sp. #12*
 City, State, ZIP+4: *Portland ME 04102*

PS Form 3800, June 2002

7005 1160 0000 4784 1545

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

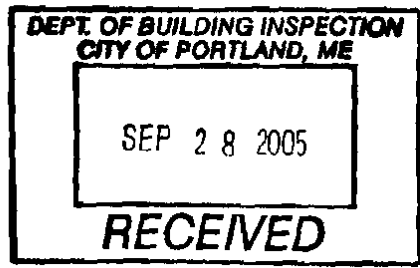
OFFICIAL USE

Postage	\$ 0.37
Certified Fee	2.30
Return Receipt Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 4.42

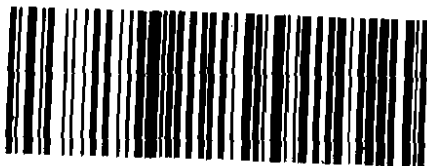
Sent To: *Geraldine Sutton*
 Street, Apt. No., or PO Box No.: *18 Hill St. #3*
 City, State, ZIP+4: *Portland ME 04102*

PS Form 3800, June 2002

7005 1160 0000 4784 1545



CERTIFIED MAIL



7005 1160 0000 4784 1521

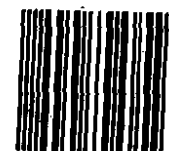


0402

LANGWORTHY

RETURN RECEIPT
REQUESTED

James Langworthy
18 Hill St.
#2
Portland, ME 04



U.S. POSTAGE
PAID
PORTLAND, ME
04112
SEP 20, 05
AMOUNT

\$4.05
00086775-03

9264

04102

LANG018 041023088 1505 02 09/22/05
RETURN TO SENDER
LANGWORTHY, JAMES
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER

04102+3120-16 5033
0410273338



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

SEP 28 2005

RECEIVED

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.

- NA Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection: Prior to placing ANY backfill
- NA 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

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

✓ **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 054 (002) Building Permit #:

05 1305

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 050401

PERMIT ISSUED

MAY - 9 2005

This is to certify that HOLLAND NATHAN

has permission to add 2 dormers to home

AT 18 HILL ST

054 C002001

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 work in permit in progress before this building or part thereof is occupied or closed-in. 48 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

Alvin King
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: 05-0401	Issue Date: PERMIT ISSUED MAY - 9 2005	CBL: 054 C002001
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Location of Construction: 18 HILL ST	Owner Name: HOLLAND NATHAN	Owner Address: 18 HILL ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-6

Past Use: 4 unit Residential	Proposed Use: 4 unit Residential / add 2 dormers to home	Permit Fee: \$2,064.00	Cost of Work: \$226,677.96	CEO District: 2
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Proposed Project Description: add 2 dormers to home	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>condition NFFPA 101</i> INSPECTION: Use Group: R2 Type: SB 5/6/05 Signature: <i>[Signature]</i>
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Permit Taken By: Idobson	Date Applied For: 04/12/2005	Zoning Approval
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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..	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"/> <i>ok with conditions</i> Date: <i>5/3/05</i>	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 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>14-436</i> <i>22.6% out of</i> <i>50% MAX Allowed</i> <i>used</i>	<i>5/4/05</i> Signature: <i>[Signature]</i>	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: <i>[Signature]</i> Date:

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0401	Date Applied For: 04/12/2005	CBL: 054 C002001
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Location of Construction: 18 HILL ST	Owner Name: HOLLAND NATHAN	Owner Address: 18 HILL ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: 4 unit Residential / add 2 dormers to home	Proposed Project Description: add 2 dormers to home
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 05/03/2005

Note: 22.6% out of 50% allowed under 14-436 is being used

Ok to Issue:

- 1) 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.
- 2) This property shall remain a four (4) family residential dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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: Approved with Conditions Reviewer: Mike Nugent Approval Date: 05/06/2005

Note: Ok to Issue:

- 1) This is an existing finished apartment, not an additional floor
- 2) Each sleeping troom must have an egress sized window, the owner has been adised
- 3) The Ridge beam has yet to be designed, once designed it must be submitted and approved prior to installation

Dept: Fire Status: Approved with Conditions Reviewer: Deputy Chief Shutts Approval Date: 05/04/2005

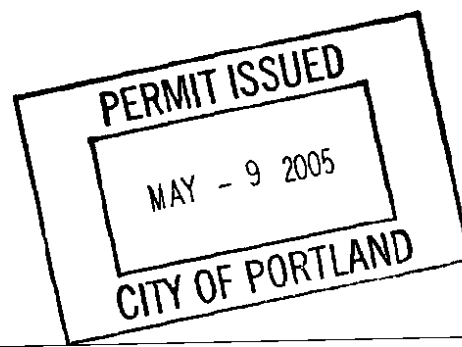
Note: Ok to Issue:

- 1) comply with NFPA 101 Life Safety Code, 2000 edition

Comments:

5/5/2005-mjn: Looking for headroom, stairs, egress windows, verification that this is existinbg living spce, owner notified.

Requested info received



All Purpose Building Permit Application

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>18 Hill St.</u>		
Total Square Footage of Proposed Structure <u>462 SQ FEET</u>	Square Footage of Lot <u>2,501 SQ FEET</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>880 54</u> Block# <u>C</u> Lot# <u>2</u>	Owner: <u>NATHAN HOLLAND</u>	Telephone: <u>207-712-7325</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone:	Cost Of Work: <u>\$22,677.96</u> Fee: <u>\$228⁰⁰</u>
Current use: <u>R-3 UNITS FLOR HOUSE 4</u>		
If the location is currently vacant, what was prior use:		
Approximately how long has it been vacant:		
Proposed use: <u>TO BUILD ONE 8' HIGH A 14' LONG DORMER ON THE DRIVEWAY</u> Project description: <u>SIDE OF HOUSE AND ONE 8' HIGH X 28' FULL LENGTH DORMER ON THE OPPOSITE SIDE</u>		
Contractor's name, address & telephone: <u>BENJAMIN AND AUGUSTUS HAFFERMAN</u> <u>207-409-2224</u>		
Who should we contact when the permit is ready: <u>NATHAN HOLLAND 207-712-7325</u> <u>OR BEN AT 207-409-2224</u>		
Mailing address: <u>DRAFTER -> FRED Dodge 207-615-6971</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: <u>207-712-7325</u>		

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 APR 12 2005
 RECEIVED

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 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: <u>Fred Dodge</u>	Date: <u>4/12/05</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

Haferman Bro.'s Builders

Benjamin & Augustus Haferman

Requested Estimate for Labor and Materials

Phone: 207-409-2224

Owner: Mr. Nathan Holland

April 8, 2005

Address: 18 Hill Street, Portland

Project:

Design and Building to be done by Roofing and Building companies working in conjunction. Two Shed style Dormers to be built on opposing sides of 12/12 Pitch Roof. Left Hand Dormer (North side) to be 14 feet long. Right Hand Dormer (South side) to be 30 feet long. This Estimate includes work to be done by roofers.

Estimate From Builders Includes:

- *Demo/Framing
- *Sheetrock/Moulding,
- *Trim Work,
- *Base Moulding and Cap,
- *Possible Crown Moulding or Corner Bead details
- *Soffat boxes; Assembly of and installation of Windows

Estimate From Builders does not Include:

- *Stripping of asphalt shingles
- *Window Prices
- *New Roofing
- *Membranes
- *Flashing
- *Painting or Siding
- *Set-up of Staging
- *Debris Removal

Haferman Bro.'s Builders

Benjamin & Augustus Haferman

Phone: 207-409-2224

Requested Estimate for Labor and Materials

Owner: Mr. Nathan Holland

Address: 18 Hill Street, Portland

Estimate From Roofers Includes:

- *Materials
- *Labor
- *Aluminum Step Flashing
- *Roof Paper
- *Membranes
- *Asphalt Shingles
- *Aluminum Drop edge and Window Cap
- *Vinyl Siding

Notes:

- *The Removal of debris from building site is not included in Labor estimate of Builders.
- *The Dumpster Sled cost is included.
- *Nathan Holland will also be delivering materials to the work site.
- *Header stock to be Sandwich style ½" OSB layer with 2 x 6 K.D. Spruce using Construction adhesive.
- *All trim to be select pine flat stock sheathing ¾" OSB.
- *Estimate of Labor does not include time spent retrieving materials. Mr. Holland will provide transportation for materials runs.
- *Estimate based on previous experience as Three man Crew, but is subject to uncertainty.

Haferman Bro.'s Builders

Benjamin & Augustus Haferman

Phone: 207-409-2224

Requested Estimate for Labor and Materials

Owner: Mr. Nathan Holland

Address: 18 Hill Street, Portland

Estimate of Labor applicable to Benjamin Haferman, Augustus Haferman and Fred Dodge Paid on Hourly Rate Basis:

- * 14-Foot Shed Dormer: \$3500.00
- * 30-Foot Shed Dormer: \$8300.00
- * Drafting of Plans: \$350.00

Builders Labor Estimate Total: \$ 12, 150.00

Estimate of Materials applicable to Haferman Bro.'s Building:

- * 14-Foot Dormer: \$1170.57
- * 30-Foot Dormer: \$2357.39
- * Dumpster Sled: \$800.00
- * Windows: \$1200.00

Builders Materials Estimate Total: \$ 5, 527.96

Estimate of Roofers:

- * Labor and Supplies: \$5, 000.00

Roofers Materials & Supplies Estimate Total: \$ 5,000.00

Grand Total of Estimate Labor and Materials Builders and Roofers:

\$ 22, 677.96

Prices good for 30 days from date of this estimate

Haferman Bro.'s Builders

Phone: 207-409-2224

Materials list for adding 14 foot
Dormer to existing Building at
18 Hill Street

Owner: Nate Holland

Date
April 8, 2005

Quantity	Item	Units	Description	Unit Price	Subtotal	Total
4	Sheetrock	Sheets	1/2" x 4' x 8'	\$ 9.00		\$ 36.00
12	K.D. Spruce	Rafters	2" x 8" x 12'	\$ 9.97		\$ 119.64
14	K.D. Spruce	Studs	2" x 4" x 8'	\$ 5.00		\$ 70.00
8	Advantech	Sheets	3/4" x 4' x 8'	\$ 45.00		\$ 360.00
4	OSB	Sheets	3/4" x 4' x 8'	\$ 22.88		\$ 91.52
1	OSB	Sheets	1/2" x 4' x 8'	\$ 15.89		\$ 15.89
2	Durabond	Bags	25 lb.	\$ 9.50		\$ 19.00
1	JointCompound	Bucket	5 Gallon, premixed	\$ 10.99		\$ 10.99
1	Shakes	Bundle	Cedar, Clear	\$ 15.00		\$ 15.00
1	J.C. Tape	Roll	200 Ft Roll Joint Comp. Tape	\$ 2.30		\$ 2.30
4	Pine Trim	Length	1" x 8" x 12'	\$ 23.95		\$ 95.90
9	Pine Trim	Length	1" x 4" x 8'	\$ 7.65		\$ 68.85
1	Sawzall Blades	Package	6/ Package	\$ 19.96		\$ 19.96
1	Penny Spikes	5# Box	Galvanized Nails	\$ 12.99		\$ 12.99
12	Liquid nails	Tubes	Construction Adhesive	\$ 1.99		\$ 19.96
1	Deck Screws	5# Box	2 1/2" Ceramic	\$ 15.99		\$ 15.99
	Misc.		Screws, Glue, Supplies ect	\$ 120.00		\$ 120.00
					<i>Subtotal</i>	\$1093.99
					<i>Tax</i>	\$ 76.57
					<i>Total</i>	\$1170.57

Prices good for 30 days from date of this estimate

Hateman Bro.'s Builders

Phone: 207-409-2224

Materials list for adding 30 foot
Dormer to existing Building at
18 Hill Street

Owner: Nate Holland

Date:
April 8, 2005

Quantity	Item	Unit	Description	Unit Price	Quantity	Total
10	Sheetrock	Sheets	1/2" x 4' x 8'	\$ 9.00		\$ 90.00
24	K.D. Spruce	Rafters	2" x 8" x 12'	\$ 9.97		\$ 239.28
32	K.D. Spruce	Studs	2" x 4" x 8'	\$ 5.00		\$ 160.00
18	Advantech	Sheets	3/4" x 4' x 8'	\$ 45.00		\$ 810.00
10	OSB	Sheets	3/4" x 4' x 8'	\$ 22.88		\$ 228.80
2	OSB	Sheets	1/2" x 4' x 8'	\$ 15.89		\$ 31.78
4	Durabond	Bags	25 lb.	\$ 9.50		\$ 38.00
1	JointCompound	Bucket	5 Gallon, premixed	\$ 10.99		\$ 10.99
1	Shakes	Bundle	Cedar, Clear	\$ 15.00		\$ 15.00
10	Pine Trim	Length	1" x 8" x 12'	\$ 23.95		\$ 239.50
20	Pine Trim	Length	1" x 4" x 8'	\$ 7.65		\$ 153.00
1	Sawzall Blades	Package	6/ Package	\$ 19.96		\$ 19.96
1	Penny Spikes	5# Box	Galvanized nails	\$ 12.99		\$ 12.99
1	Deck Screws	5# Box	2 1/2" Ceramic	\$ 15.99		\$ 15.99
12	Liquid nails	Tubes	Construction Adhesive	\$ 1.99		\$ 23.88
	Misc.		Screws, Glue, Supplies Ect.	\$ 120.00		\$ 120.00
					<i>Subtotal</i>	\$ 2203.17
					<i>Tax</i>	\$ 154.22
					<i>Total</i>	\$2357.39

Prices good for 30 days from date of this estimate

Hunnell Trucking, Inc.
 551 Commercial St., Portland, Maine
 Telephone 2-8357

TRUCKING OF ALL KINDS LONG DISTANCE TRUCKING A SPECIALTY

GENERAL INSURANCE

818

Left Right

HIGH STREET COURT WARD 5

UNACCEPTED

- From 45 High southwesterly
 1 Vacant
 3 Lelaud T Lawrence
 15 Vacant
 17 William H Hoar
 Ralph B Olsen
 Vacant

HIGHLAND AVENUE WARD 9

From 114 Auburn to 1517 Washington

- 9 Ronell E West carp and h ©
 14-1814
 13 Paul E Gain © 43-8035
 17 Donald M Robinson © 43-4450
 22 Edmund E Lemieux 43-5000
 23 Charles H Parker © 45-2150
 26 Mrs Margaret C Curry ©
 4-3268
 30 Mrs Stella Turkovitz © 42-5344
 30 Ralph H Bennett © 43-8998

HIGHLAND AVENUE— PEAKS ISLAND

From Vermont avenue northerly

HIGHLAND SQUARE WARD 8

Junction Stevens avenue and Woodford

HIGHLAND STREET WARD 8

From 807 Brighton avenue to 264 Wood-

- ford
 6 Ernest A Elliott © 42-6311
 9 John K Pappas © 43-1833
 14 Herbert K Seymour © 43-5312
 15 Elliot P Perkins © 43-5985
 20 George I Lewis © 43-0627
 25 Bertram H Silverman © 42-5944
 29 LONGFELLOW STREET ends
 Benjamin Lewis © 44-1364
 33 John G Hardy © 43-1581
 37 Walter A Getchell Jr 45-1005
 38 Samuel Leansky fruit dir (whol)
 and h © 42-8086
 Mrs Esther Lelansky
 48 Mack D Hoyt 42-1120
 Wilbert T Libbey © 43-7330
 49 George P Panages real est and h
 © 42-7069
 50 James S Kilburn 44-7260
 54 PROSPECT STREET crosses
 55 Richard V Whyte © 42-6972
 59 John H Conway © 44-0133
 59 ASHMONT STREET ends
 60 Elmer F Clark © 44-2048
 74 Leonard F Timberlake ©
 44-4213
 70 William Ellery Wing © 43-3636
 83 Mrs Margaret B Rogers ©
 44-0573
 87 Donald D Lowmiller 43-6015
 91 Wallace I Knight © 43-3648
 Laurence C Andrew © 43-5253
 96 FAIRMOUNT STREET ends
 103 Ethel A Turner © 44-2287
 Robert H Cousins
 Mary A Peck
 Philip C Ingalls
 George School
 Willis W Carter 45-1172
 Lloyd B Watson
 113 Clifton E Chandler © 43-7987
 119 Leo E King © 42-7651
 120 BACKLEEF STREET begins
 123 Amedee F Rowan © 44-1087

Herbert A. Harmon, Inc.

82 EXCHANGE ST.

Tel. 4-2658

1955—FRED. L. TOWER COMPANIES'

Left Right

- 128 Frank E Auger © 46-1120
 129 BEVERE STREET ends
 130 Wilfred E Webber 43-5918
 Carl I Greenough 42-1365
 (rear) Paul Sidoran 43-0985
 Herbert M Coffin 43-9501
 136 Ernest P Crawford trucking and
 h © 42-6337
 (rear) F Philip Copp 44-2973
 138 Eugene F Sturgeon apt 1 42-8115
 Douglas P Blake apt 2
 Henry C Larrabee Jr apt 3
 42-0985
 Albert E Stover apt 4 42-7080
 Robert H Graves apt 5 45-0394
 Alice M Hersey apt 6
 142 Mrs Minnie Grenier

HILBORN COURT WARD 5

UNACCEPTED

From 19 Forest avenue

HILL STREET WARD 7

- From 58 Bramhall to 20 Ellsworth
 4 The Bramhall Apartments
 Anne E Kewesa apt 1
 Stanley Goodwin apt 2
 Alec A John apt 3
 James C Lockrey apt 4
 Mrs Edith S Davis apt 5
 Clinton R Sprague apt 6
 Mrs Pearl B Carragher apt 7
 Eleanor M Shepard apt 8
 Olive M Chadwick apt 9
 Ethelyn C MacDaid apt 10
 Susan E Porter apt 11
 William E Coburn apt 12
 Dorothy Hulley apt 13
 Katherine B Sterling apt 14
 Frances O'Brien nurse apt 15
 Margery E Sterling apt 16
 Arthur B Young © 42-8154
 8 Lee H Jones real est and h ©
 42-2708
 Dora M Staples
 Mrs Martha E O'Brien
 Jean E Rhodensier
 10 RUSSELL STREET begins
 11 Mrs Gwendolyn B Holmes apt 1
 © 45-2012
 Ann Knox apt 2
 Philip Christy apt 3
 E June Storms apt 4
 (rear) Frank E Boyden 44-9071
 12 Elizabeth A Thompson ©
 43-2535
 Wallace W Clark 44-0661
 17a Albert Pennell
 17 Mrs Opal M Foley apt 1
 Wesley Carver apt 2
 Arthur Green apt 3
 Mrs Ida J Brewer apt 4 42-7055
 18 Frank L Newcomb © 42-4542
 Herbert Warren
 Howard Russell
 Mrs Linnie Merry
 Mrs Mildred E Stults © 42-1301
 Idah McPheters nurse 43-2013
 Vera Stone
 Richard J Haley
 Carolyn Beckman
 Mrs Ruth R Woods 42-1470
 20 Mrs Doris E Goodell

HILLCREST AVENUE WARD 8

UNACCEPTED

- From 884 Brighton avenue to MCRB
 — HEBLINE AVENUE begins
 — PHILBICK STREET begins
 12 Karl O Kraul © 44-8713
 15 Lester R Heatley ©

Left Right

HILLIS STREET WARD 9

- From 475 Woodford to Ludlow
 4 Irving W Pottle © 43-7585
 10 Thomas A LaChance © 45-0071
 14 Horace S Yarrington © 43-2750
 18 Charles M Gannon © 44-3753
 22 Robert M True © 42-2300
 23 Sidney F Rollins © 42-3143
 26 Carl E Robinson © 44-6611
 Leonard C Hall 42-8498
 27 Sanford O Specht © 44-8026
 Herbert R Karcher © 43-4598
 30 Martin J Murphy © 43-2527
 31 Bernard J Silva 44-8506
 32 Robert B Daggett © 44-1902
 34 Harry L Greenleaf © 43-1152
 Mrs Ruth B Greenleaf mus tchr
 and r 43-1152
 Raymond H Greenleaf rug craft
 and r 43-1152
 39 Jack Levine © 42-3925
 Lewis C Nutter © 44-6482
 43 Kenneth A Bottomly © 43-2751
 Edgar A Stoddard © 43-9772
 47 Irving C Ellis © 43-6674
 Robert M Young © 44-0040
 51 Mrs Jensine F Pratt © 43-8766
 54 Almon A Staples Jr © 42-9061
 55 Ralph E Dyer 44-1084
 57 Willis F Thompson © 44-8025
 Mrs Norena A Clark © 43-5543
 Oscar L Chilcoat 45-1734
 64 Roland E Whitney © 44-1746

HINGHAM STREET WARD 9

UNACCEPTED

From Newton westerly to Saugus
 — Dean E Alcott ©

HOBART STREET WARD 8

- From about 1510 Congress to Phillips (in-
 correctly numbered).
 21 Albert K Axelsen floor finisher
 and h ©
 25 Mrs Marguerite S Thurston ©
 42-8280
 207 Norman Chambers ©
 245 Lewis Young ©
 301 George E Thompson 44-5437
 150 Alvin B Worcester
 100 Wright Emmons
 — WESTLAND AVENUE crosses
 OSGOOD STREET begins
 — UNACCEPTED from here to end—
 PHILLIPS STREET begins

HODGINS STREET WARD 9

- From 112 Veranda to Prentiss
 11 Frank Sylvester © 42-3218
 Edward Marino
 21 James W Cassidy elec contr and
 h 44-5478
 43 Vacant
 44 George E Miles
 48 Saverio P Viola 42-1680
 Pasquale R Viola 44-3453
 50 Ralph P Rindley 43-4003
 54 Frank Fergatto © 43-2438

HOLBROOK STREET WARD 9

UNACCEPTED

From end Newton northwesterly to
 Beverly avenue
 1 Maurice E Hackett ©

HOLLIS ROAD WARD 8

From 371 Brighton avenue to 184 Prospect



Harry Carvel Co.

**PLUMBING and HEATING
 CONTRACTOR - DEALERS**
 386 Cumberland Ave. Portland

COMPLETE KITCHENS - WATER HEATERS - BASEBOARD HEATING - Tel. 2-7444