

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING DEPARTMENT

### PERMIT

Permit Number: 081501

Please Read Application And Notes, If Any, Attached

This is to certify that THAXTON STEVEN P / Maintenance Workers

has permission to Partition wall in kitchen, new plumbing in with same venting system

AT 94 NEAL ST UNIT #1S 063 G01601S

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 lath or other work is used-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	

12/3/08 *Clayton D.*  
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: 08-1501	Issue Date: 12/3/08	CBL: 063 G01601S
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Location of Construction: 94 NEAL ST UNIT #1S	Owner Name: THAXTON STEVEN P	Owner Address: 94 NEAL ST # 1S	Phone:
Business Name:	Contractor Name: Mainetainers	Contractor Address: 14 Lotts Drive Windham	Phone: 2073108867
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: R-6 Prime

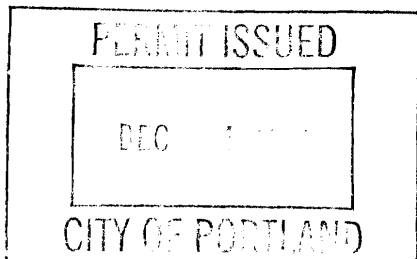
Past Use: Multi-unit Condo	Proposed Use: Multi-unit Condo - Partition wall in kitchen, new plumbing in bath same venting system	Permit Fee: \$190.00	Cost of Work: \$17,000.00	CEO District: 2	Zone: R-4 - REAL
<p><i>legal use: 6 residential condominiums</i></p>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: SB IBC-2003		

Proposed Project Description: Partition wall in kitchen, new plumbing in bath same venting system	Signature:	Signature: <i>CL 12/3/08</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: 12/01/2008	<b>Zoning Approval</b>
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>12/1/08</i>	Date:	Date:



*Any extension of work requires SA separate review and approval*

**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

<b>Permit No:</b> 08-1501	<b>Date Applied For:</b> 12/01/2008	<b>CBL:</b> 063 G01601S
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<b>Location of Construction:</b> 94 NEAL ST UNIT #1S	<b>Owner Name:</b> THAXTON STEVEN P	<b>Owner Address:</b> 94 NEAL ST # 1S	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Mainetainers	<b>Contractor Address:</b> 14 Lotts Drive Windham	<b>Phone</b> (207) 310-8867
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Multi Family	

<b>Proposed Use:</b> Six Residential Condos - Partition wall in kitchen, new plumbing in bath same venting system	<b>Proposed Project Description:</b> Partition wall in kitchen, new plumbing in bath same venting system
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 12/01/2008**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 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.
- 3) This property shall remain a six residential family condominium building. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Chris Hanson      **Approval Date:** 12/03/2008**Note:** **Ok to Issue:** 

- 1) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) ANY exterior work requires separate review and approval thru Historic Preservation

**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**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.**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

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 of Applicant/Designee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date



# 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.

Location/Address of Construction: <u>94 Neal St.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Applicant <b>*must be owner, Lessee or Buyer*</b> Name <u>Mitch Lehigh</u> Address <u>14 Lotts Dr.</u> City, State & Zip <u>Windham, ME 04092</u>	Telephone: <u>310-8862</u>
Lessee/DBA (If Applicable)  <u>DEC 1 2003</u>	Owner (if different from Applicant) Name <u>Thaxton</u> Address <u>94 Neal St.</u> City, State & Zip <u>Portland, ME</u>	Cost Of Work: \$ <u>17,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>CONDO</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>CONDO</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>→ Partition wall in kit, New Plumbing in bath + some venting systems</u>		
Contractor's name: <u>Maine Tidings</u> Address: <u>14 Lotts Dr.</u> City, State & Zip <u>Windham, ME 04092</u> Telephone: <u>310-8862</u> Who should we contact when the permit is ready: <u>Mitch Lehigh</u> Telephone: <u>310-8862</u> Mailing address: <u>SAME</u>		

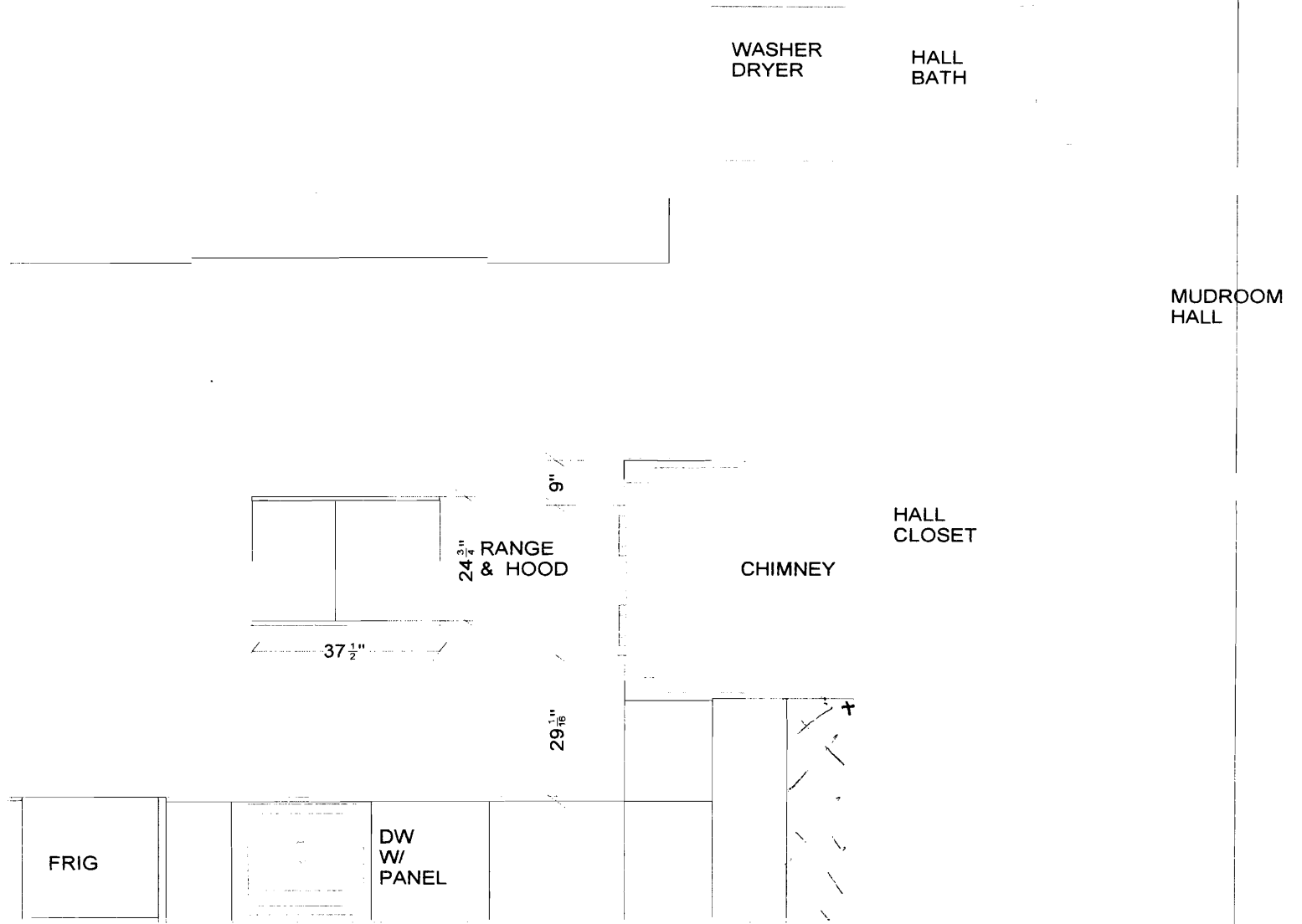
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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](http://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: Mitch Lehigh      Date: 12/1/08

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

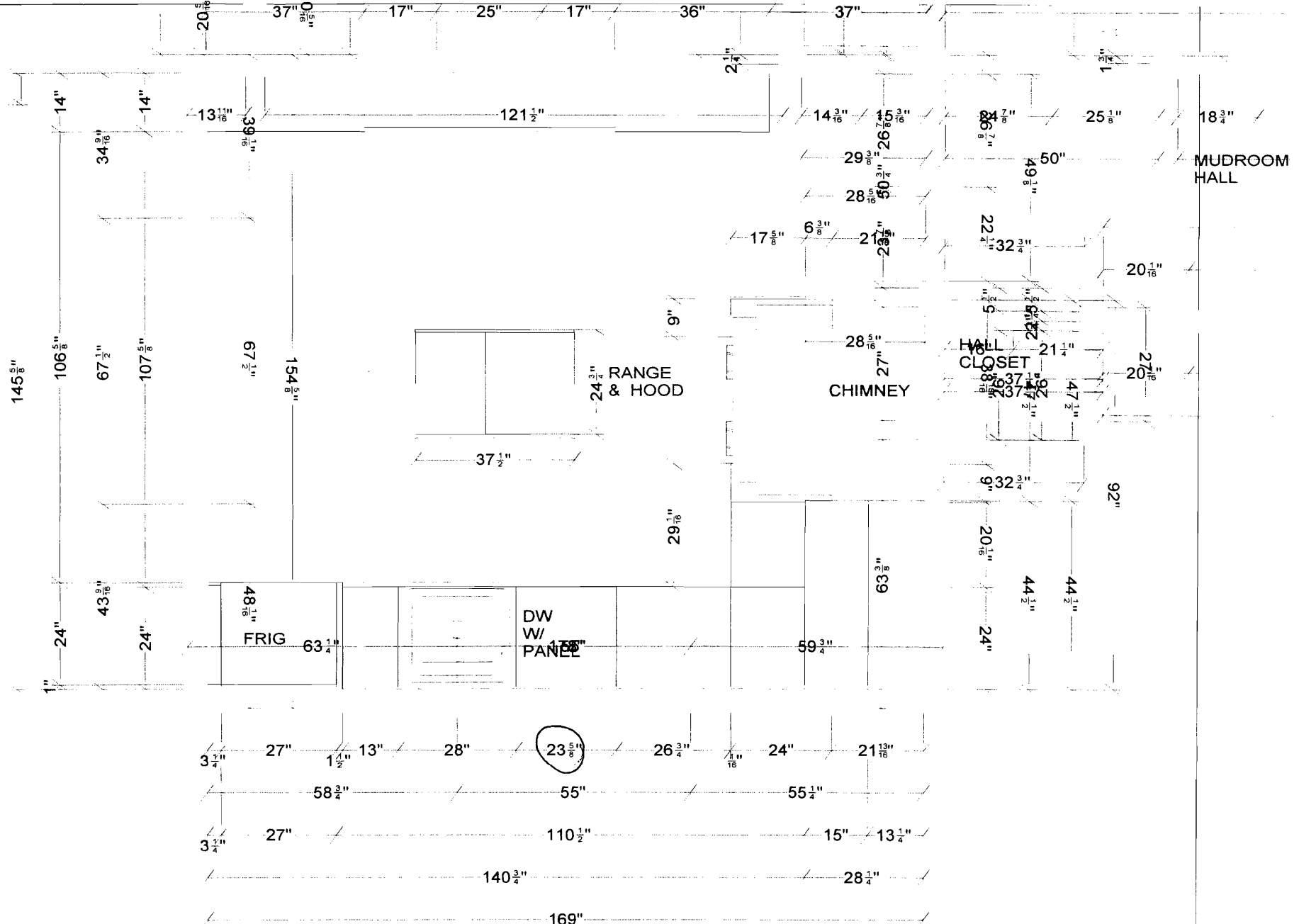


All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.



This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 11/3/2008  
 Printed: 12/1/2008



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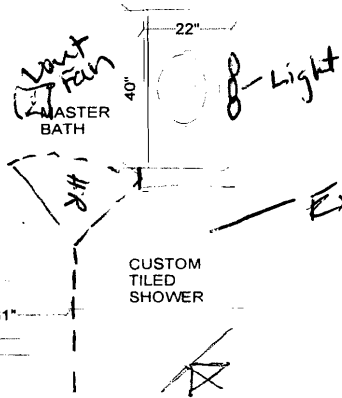


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POCKET DOOR

VANITY CONSOLE TABLE



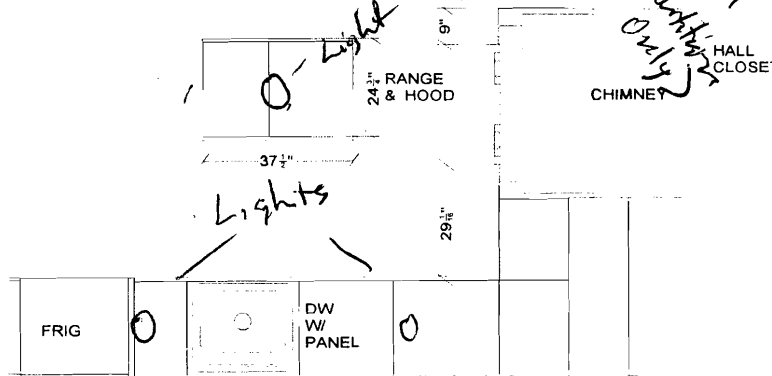
Existing Bath - to be Renovated  
BEDROOM

WASHER DRYER

HALL BATH

TV wall?

Existing Kitchen to be Renovated  
Cabinets ONLY  
Light



MUDROOM HALL

NEW ENTRY DOOR

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