

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that STEVEN E COPE

Located At 56 HAMMOND ST

Job ID: 2012-07-4487-DEMO

CBL: 010-G-002-001

has permission to Demolish the existing structure(s); reference permit # 2012-06-4358-chofuse 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

08/01/2012

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

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.**
1. Pre-Demolition
 2. 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.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-07-4487-DEMO

Located At: 56 HAMMOND ST

CBL: 010- G-002-001

Conditions of Approval:

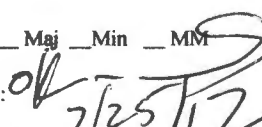

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Demolition permits are valid for a period of 30 days from the date of issuance. A written request must be submitted and granted for an extension to this time period. Dust prevention shall be controlled per Chapter 6 of the Municipal Ordinance and demolition per Section 3303 of the IBC 2003.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-07-4487-DEMO	Date Applied: 7/18/2012	CBL: 010- G-002-001	
Location of Construction: 56 HAMMOND ST	Owner Name: STEVEN & ROBERTA COPE	Owner Address: 172 CONCORD STREET, PORTLAND, ME 04103	Phone: 415-5833
Business Name:	Contractor Name: SELF/ Smith & Sons	Contractor Address: NONE GIVEN	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: DEMO	Zone: R-6
Past Use: Single Family dwelling & detached garage	Proposed Use: To demolish all structures on site – the lot is to be split and one three family dwelling to be constructed on each lot (permits # 2012-06-4358 & 2012-06-4359)	Cost of Work: \$12,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: RT Type: S/B JRL/2009 MURSEY Signature: 
Proposed Project Description: Demo existing home; see: 2012-06-4358-chofuse		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		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 informatin may invalidate a building permit and stop all work.	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date:  7/25/12	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 Dist 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: 
	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

8-1-12 DWM Pre Demo OK.



Demolition of a Structure Permit Application

Entered 7/18/12
(S)

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.

2012-07-4487 - Remo

Location/Address of Construction: <u>56 Hammond Street</u>				
Total Square Footage of Proposed Structure <u>400 sqft</u> <u>680sqft garage, detached</u>			Square Footage of Lot: <u>9400</u>	
Tax Assessor's Chart, Block & Lot: Chart# Block# Lot# <u>10</u> <u>6</u> <u>2</u>			Owner: <u>Steven & Roberta Cope</u>	
Lessee/Buyer's Name (If Applicable) <u>N/A</u>			Telephone: <u>207-415-5833</u>	
Applicant name, address & telephone: <u>Steven & Roberta Cope</u> <u>172 Concord Street</u> <u>Portland ME 04103</u>			Cost Of Work: \$ <u>12,000.</u> Fee: \$ <u>140.</u>	
Current legal use: (i.e. garage, warehouse) <u>Vacant</u> If vacant, what was the previous use? <u>May 2012, Residence (single family)</u> How long has it been vacant? <u>May 2012</u> Project description: <u>Demolish existing single family residence in preparation for construction of 2 unit apartment buildings per approved site plan/subdivision.</u>				
Contractor's name, address & telephone: <u>Smith & Sons</u>				
Who should we contact when the permit is ready: <u>Steven & Roberta Cope</u> Mailing address: <u>172 Concord Street</u> Telephone: <u>207-415-5833</u> <u>Portland ME 04103</u>				

Electronic files in pdf format are also required

RECEIVED
JUL 18 2012
Dept. of Building Inspections
City of Portland Maine

~~Building Permit already in~~

Please submit all of the information outlined in the Demolition call list. 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 of applicant: <u>[Signature]</u>	Date: <u>7/16/12</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 1158

Tender Amount: 140.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 7/18/2012

Receipt Number: 46099

Receipt Details:

Referance ID:	7303	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	140.00	Charge Amount:	140.00
Job ID: Job ID: 2012-07-4487-DEMO - Demo existing home; see: 2012-06-4358-chofuse			
Additional Comments: 56 Hammond St.			

Thank You for your Payment!



Demolition Call List & Requirements

Site Address: 56 Hammond St

Owner: Steven & Roberta Cope

Structure Type: single family house

Contractor: Smith and Sons

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>New Service Dept / Bill 7/17/12</u>
Unitil	1-207-541-2533	<u>Barbara Monti / 7-17-12</u>
Portland Water District	761-8310	<u>Jared Knight 7/17/12</u>
Dig Safe	1-888-344-7233	<u>Robert Finelli 7/17/12</u>

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division	874-8891	<u>Lucy Cote 7/18/12 (left a message)</u>
DPW/ Sealed Drain Permit	874-8822	<u>Carol Merritt 7/18/12</u>
Historic Preservation	874-8726	<u>Dev Andrews 7/18/12</u>
DEP – Environmental (Augusta)	287-2651	<u>N/A</u>

Additional Requirements

- 1) Written notice to adjoining owners attached
- 2) A photo of the structure(s) to be demolished attached
- 3) A plot plan or site plan of the property attached
- 4) Certification from an asbestos abatement company Not required
- 5) Electronic files in pdf format are also required in addition to hard copy not required

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information call @ 874-8467.

U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: Roberta S. Cope

Date: July 18, 2012

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

CERTIFICATE OF MAILING

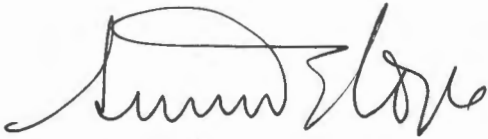
TO: City of Portland, Planning Department

FROM: Steven E. Cope

RE: 56 Hammond Street, Demolition Notice to Abutters

Date: July 17, 2012

This will certify that I have mailed the attached Notice of Demolition to the abutters at 56 Hammond Street by first class mail, postage prepaid, on July 17, 2012.

A handwritten signature in black ink, appearing to read "Steven E. Cope". The signature is fluid and cursive, with a large initial "S" and "E".

Steven E. Cope



COPE
172 Concord Street
Portland, Maine 04103

July 17, 2012

Mr. and Mrs. Thomas Ferrante
48 Hammond Street
Portland, Maine 04101

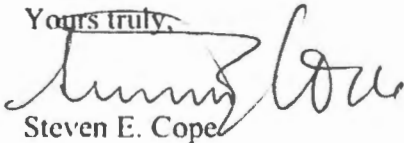
Re: 56 Hammond Street, NOTICE OF DEMOLITION

Dear Mr. and Mrs. Ferrante,

We have applied to the City of Portland for a demolition permit to demolish the single family house and garage at 56 Hammond Street prior to construction of two new apartment buildings. We expect construction to start before September first. We will let you know as soon as possible when demolition will begin.

If you have any questions, please contact us.

Yours truly,



Steven E. Cope

COPE
172 Concord Street
Portland, Maine 04103

July 17, 2012

Brian Milliken, President
B.H. Milliken Electrical Contractors Inc.
175 Anderson St.
Portland, ME 04101

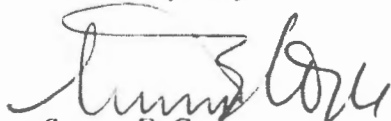
Re: 56 Hammond Street, NOTICE OF DEMOLITION

Dear Brian:

We have applied to the City of Portland for a demolition permit to demolish the single family house and garage at 56 Hammond Street prior to construction of two new apartment buildings. We expect construction to start before September first. We will let you know as soon as possible when demolition will begin.

If you have any questions, please contact us.

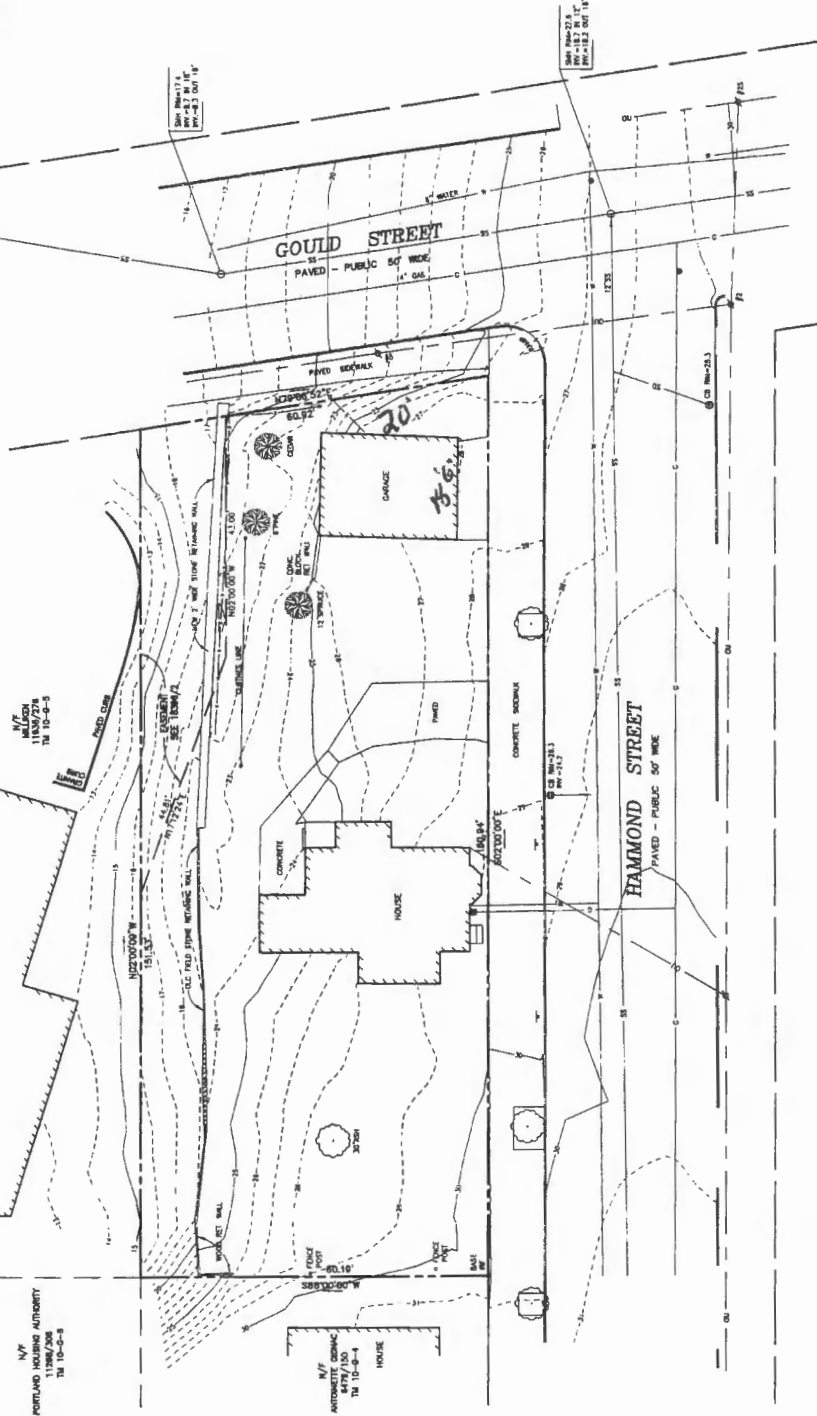
Yours very truly,



Steven E. Cope



- LEGEND:**
- NEW 4" DRAIN
 - NEW 6" DRAIN
 - NEW 8" DRAIN
 - NEW 12" DRAIN
 - NEW 18" DRAIN
 - NEW 24" DRAIN
 - NEW 30" DRAIN
 - NEW 36" DRAIN
 - NEW 42" DRAIN
 - NEW 48" DRAIN
 - NEW 54" DRAIN
 - NEW 60" DRAIN
 - NEW 66" DRAIN
 - NEW 72" DRAIN
 - NEW 78" DRAIN
 - NEW 84" DRAIN
 - NEW 90" DRAIN
 - NEW 96" DRAIN
 - NEW 102" DRAIN
 - NEW 108" DRAIN
 - NEW 114" DRAIN
 - NEW 120" DRAIN
 - NEW 126" DRAIN
 - NEW 132" DRAIN
 - NEW 138" DRAIN
 - NEW 144" DRAIN
 - NEW 150" DRAIN
 - NEW 156" DRAIN
 - NEW 162" DRAIN
 - NEW 168" DRAIN
 - NEW 174" DRAIN
 - NEW 180" DRAIN
 - NEW 186" DRAIN
 - NEW 192" DRAIN
 - NEW 198" DRAIN
 - NEW 204" DRAIN
 - NEW 210" DRAIN
 - NEW 216" DRAIN
 - NEW 222" DRAIN
 - NEW 228" DRAIN
 - NEW 234" DRAIN
 - NEW 240" DRAIN
 - NEW 246" DRAIN
 - NEW 252" DRAIN
 - NEW 258" DRAIN
 - NEW 264" DRAIN
 - NEW 270" DRAIN
 - NEW 276" DRAIN
 - NEW 282" DRAIN
 - NEW 288" DRAIN
 - NEW 294" DRAIN
 - NEW 300" DRAIN



BOUNDARY & TOPOGRAPHIC SURVEY
 HAMMOND STREET ON PORTLAND, MAINE
 OWEN HASKELL, INC.
 10 PROFESSIONAL LAND SURVEYORS

Drawn By: MCS
 Check By: MCS
 Date: APRIL 10, 2008
 Scale: 1" = 10'-0"
 Job No.: 2008-0739
 Draw No.: 003



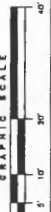
ACKNOWLEDGMENT:
 OWEN HASKELL, INC. HAS BEEN ISSUED A LICENSE BY THE MAINE BOARD OF PROFESSIONAL LAND SURVEYORS AND HAS THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, AND SUBJECT TO THE CURRENT STANDARDS OF PRACTICE, AND CURRENTLY SIGNED BY WILLIAM C. SHIFFRIN, PLS #2118 APRIL 2008

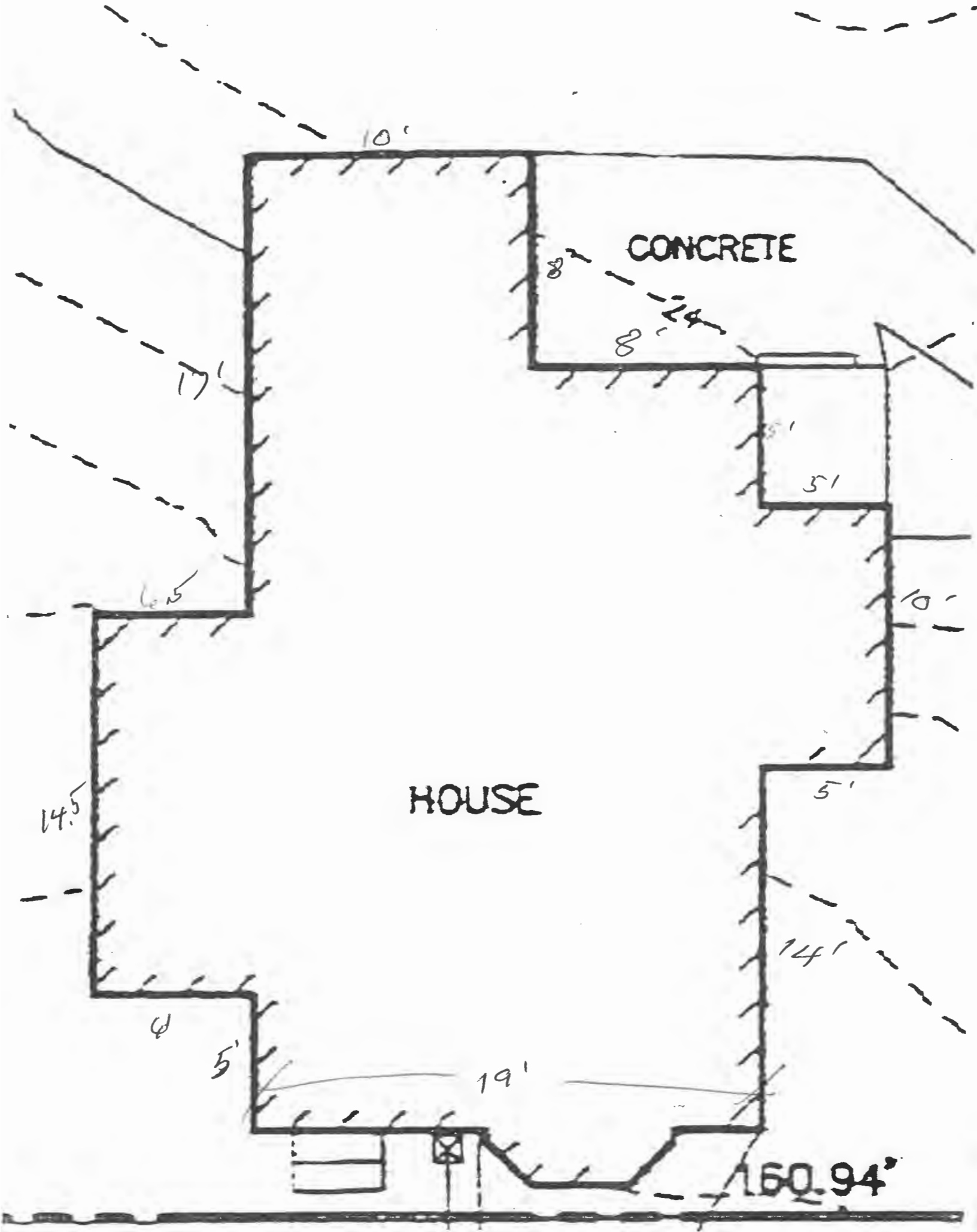
JOHN SHANK, PLS #1038
 DATE: 4/10/08

- NOTES:**
1. CORNER OF RECORDS, SHEET 1, COPE, ROBERTS & COPE
 2. C.C.D.O. BOOK 18398 PAGE 201
 3. PARCEL IS SHOWN AS LOT 2, BLOCK 6, ON THE CITY OF PORTLAND ACCESSORS MAP 10
 4. BEARINGS ARE BASED ON CITY DATUM PER PLAN REFERENCE 1
 5. ELEVATIONS ARE BASED ON CITY DATUM PER PLAN REFERENCE 2
 6. ON PLAN REFERENCES 1 AND 2

- PLAN REFERENCES:**
1. "PROPERTY INVENTORY AND OF E.H. HULLER, PORTLAND, MAINE" DATED MARCH 8, 2002 BY LAND SERVICES, INC.
 2. "BOUNDARY & TOPOGRAPHIC SURVEY OF LAND IN PORTLAND, MAINE BY LAND SERVICES, INC. DATED JANUARY 8, 1994"

LITIGANT NOTE:
 THE SURVEYOR'S OFFICE HAS BEEN ADVISED BY THE CLIENT THAT THE SURVEY INFORMATION AND DATA PROVIDED TO THE SURVEYOR WERE THE PROPERTY OF THE CLIENT AND THAT THE SURVEYOR HAS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THE SURVEY OR FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR FOR ANY LOSS OF PROFITS OR BUSINESS. THE SURVEYOR DOES NOT WARRANT THAT THE INFORMATION PROVIDED TO THE SURVEYOR IS COMPLETE, ACCURATE, OR THAT THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE COST OF THE SURVEY AND TO THE EXTENT OF THE SURVEYOR'S NEGLIGENCE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE COST OF THE SURVEY AND TO THE EXTENT OF THE SURVEYOR'S NEGLIGENCE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE COST OF THE SURVEY AND TO THE EXTENT OF THE SURVEYOR'S NEGLIGENCE.





Jonathan Rioux - 56 Hammond St demo signoff

From: "Monti, Barbara" <monti@unitil.com>
To: PSF@portlandmaine.gov; JRIOUX@portlandmaine.gov; JMB@portlandmaine.gov; ...
Date: 7/25/2012 9:45 AM
Subject: 56 Hammond St demo signoff
CC: bcope@maine.rr.com

Good morning all,

We have cut back the service at this location. We are all set for Ms Cope to proceed with the demo.

Any questions please let me know.

barb

Barbara Monti
Unitil Service Corp
1075 Forest Avenue
PO Box 3586
Portland ME 04104-3586
Phone: 207-541-2533
Email: monti@unitil.com

THIS PERMIT EXPIRES THIRTY DAYS FROM DATE OF ISSUE

ISSUE DATE: 08/01/2012

PERMISSION IS HEREBY GIVEN TO Smith & Son, Inc. 86 Pleasant Hill Road
name address

TO OPEN 56 - 56 Hammond St

FOR THE PURPOSE OF Sealing sewer on private property - will seal at main if not used within six months

SAID WORK SHALL BE PROPERLY DONE ACCORDING TO The Excavation Ordinance, Chapter 25 of the Municipal Code, "STREETS, SIDEWALKS AND OTHER PUBLIC PLACES" and abide by all provisions of Chapter 6, Plumbing code and Chapter 24, Sewer Use Ordinance, of the Municipal Codes of the City of Portland, Maine. I HAVE READ AND UNDERSTAND MY RESPONSIBILITIES AS A LICENSED EXCAVATOR AS DESCRIBED IN THE STREET EXCAVATOR ORDINANCE, SECTION 25, ARTICLE VII OF THE MUNICIPAL CODE.

COMMENTS/SPECIAL INSTRUCTION

RECEIVED
AUG 01 2012
Dept. of Building Inspections
City of Portland Maine

Michael J. Bobinsky
Michael J. Bobinsky
Director of Public Services

This permit does not create in the applicant any permission for him to enter or use the land of another property owner, either temporarily or permanently, for the purposes of connection with the City sewer line. Questions concerning such permission should be referred to Applicant's attorney.

Qty	Description	Rate	per	Unit	Charge	Paid	Adj	Due
1.000	Sewer permit	\$50.00		Each	\$50.00	\$50.00	\$0.00	\$0.00
Totals:					\$50.00	<i>pd.</i> \$50.00	\$0.00	\$0.00

*CR # 1173
C. Merritt
8/1/12*

Demo Inspection:

Address/Permit#: 56 Hammond St

Access in rear

Steven Cope 772-7491 415-5832

Son Adam 939-3326

- Inspector visits site prior to issuance to inspect for hazards. Verify with owner that they are aware that permit expires in 30 days
- Record size and location, if applicable (Length, width, and height)
- Call or e-mail utilities & verify removal of utilities and any hazardous conditions:

Utility Approvals

Number

Contact Name/Date

- Unutil 541-2533
866-933-3821-0
Rick Bellemare Mob 252-2488
Office 541-2504
Bellemare@Unitel.com

Rec'd Email

- DPW/ Sealed Drain (C. Merritt) 874-8822
Greg Vining 874-8838 or Mob 650-9836
John Emerson 8468 Mob 318-0239

Rec'd Copy of permit

Cable services

Fuel tanks *empty*

Lead/Asbestos Environmental Issues *none*

Clutter/Pests (don't want rodents going in neighbors yards) *none*