

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 061750

PERMIT ISSUED

DEC 18 2006

This is to certify that HERNANDEZ GUY A & STELLA HERNANDEZ JTS/NO SHOR

has permission to Deom one story additon & r... w/ a... k... w... the existin... footprint

AT 12 ATLANTIC ST

016 F009001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the 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 proceed before this building or part thereof is started or service closed-in. 4 HOUR NOTICES 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. Mackley 12/12/06
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 ISSUED	
Permit No: 06-1750		Issue Date: DEC 18 2006	CBL: 016 F009001
Location of Construction: 12 ATLANTIC ST	Owner Name: HERNANDEZ GUY A & STELLA	Owner Address: 12 ATLANTIC ST	Phone: 2077742800
Business Name:	Contractor Name: North Shore Construction	Contractor Address: P.O. Box 2564 South Portland	Phone: 2077742800
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	Zone: R6
Past Use: Multi Use Single family	Proposed Use: Single Family Multi Use Demo one story addition & replace with a deck within the existing footprint	Permit Fee: \$170.00	Cost of Work: \$15,000.00
Proposed Project Description: Dem one story additon & replace w/ a deck within the existing footprint		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003
		Signature: <i>Jm 12/12/06</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: dmartin	Date Applied For: 12/04/2006	Zoning Approval	
<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: 12/17/06 <i>AMM</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>AMM</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

City of Portland, Maine - Building or Use Permit

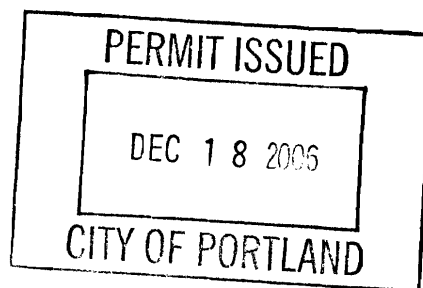
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-1750	Date Applied For: 12/04/2006	CBL: 016 F009001
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Location of Construction: 12 ATLANTIC ST	Owner Name: HERNANDEZ GUY A & STELLA	Owner Address: 12 ATLANTIC ST	Phone:
Business Name:	Contractor Name: North Shore Construction	Contractor Address: P.O. Box 2564 South Portland	Phone (207) 774-2800
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	

Proposed Use: Single Family Demo one story addition & replace with a deck within the existing footprint	Proposed Project Description: Demo one story additon & replace w/ a deck within the existing footprint
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 12/07/2006
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) This permit is being issued with the understanding that the deck will be built within the footprint of the part of the building that is being demolished.			
2) 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: Tom Markley	Approval Date: 12/12/2006
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			



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.

~~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: 16F9

Building Permit #: 061750



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>12 Atlantic Street, Portland</u>		
Total Square Footage of Proposed Structure <u>445 sf</u>		Square Footage of Lot <u>5000 sf</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>16 F 9</u>		Owner: <u>Guy & Stella Hernandez</u>
Lessee/Buyer's Name (If Applicable)		Telephone: <u>207.750.6107</u>
Applicant name, address & telephone: <u>Guy & Stella Hernandez</u> <u>12 Atlantic Street</u> <u>Portland, ME 04101</u>		Cost Of Work: \$ <u>15,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>Single family home</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>single family home</u>		
Project description: <u>Demo one story addition at rear of existing home. Structure is wood frame w/ wood siding on combination foundation wall & crushed stone. Build deck on part of footprint of existing structure</u>		
Contractor's name, address & telephone: <u>Northern Shore Construction, 207.774.2800</u>		
Who should we contact when the permit is ready: <u>Stella Hernandez</u> Mailing address: _____ Phone: <u>207.915.7447</u> <u>12 Atlantic Street</u> <u>Portland, ME 04101</u>		

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

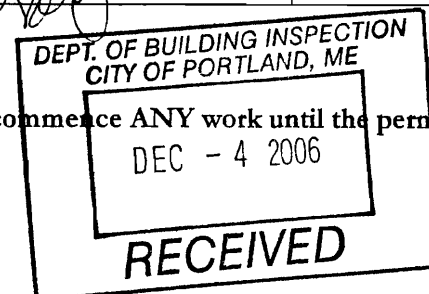
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 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: [Signature]

Date: 12-3-06

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





Demolition Call List & Requirements

Site Address: 12 Atlantic Street

Owner: Guy & Stella Hernandez

Structure Type: Residence - Wood frame

Contractor: Northeast Construction

Utility Approvals

Number

Contact Name/Date

Central Maine Power

1-800-750-4000

Angie - ^{New} Service Dept / 11.21.06

Northern Utilities

797-8002 ext 6241

Mark Allan / 11.21.06

Portland Water District

761-8310

Warren / 11.21.06

Dig Safe

1-888-344-7233

Gail / 11.21.06

*can dig after Monday, 11/27/06
5000 for 30 days*

ticket # 2006 4703106

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

DPW/ Traffic Division (L. Cote)

874-8891

Lucy / 12.1.06

DPW/ Sealed Drain Permit (C. Merritt)

874-8822

Carol Merritt / 11.21.06

Historic Preservation

874-8726

Deb Andrews / 11.21.06

Fire Dispatcher

874-8576

Additional Requirements

- 1) Written Notice to Adjoining Owners
- 2) A Photo of the Structure(s) to be demolished
- 3) Certification from an asbestos abatement company

DEP - Environmental (Augusta)

287-2651

Sandy Moody / 11.21.06

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: *Heidi Jensen*

Date: 12/1/06

December 1, 2006

Gerald Conley
16 Atlantic Street
Portland, ME 04101

Dear Mr. Conley,

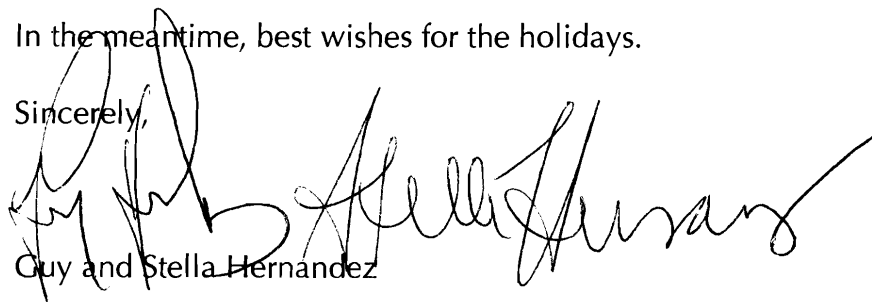
As you may know, we have been renovating our home at 12 Atlantic Street for nearly two years. The last major piece to the renovation is to remove the one story addition at the rear of the house. Once that demolition is complete, we intend to build a deck, which will extend out of our kitchen on the second floor.

The City of Portland requires that we notify, in writing, both of our adjoining neighbors. We hope to begin the project as soon as possible, and may even start the demolition in the winter if the weather allows. As with the previous work on the house, our contractor will take great care in protecting both adjoining properties.

We appreciate the support that our neighbors have provided us during this renovation. If you have any questions at any point during the process, please don't hesitate to give us a call at 207.780.6107.

In the meantime, best wishes for the holidays.

Sincerely,

A handwritten signature in black ink, appearing to read "Guy and Stella Hernandez". The signature is written in a cursive style with a large, sweeping flourish at the end.

Guy and Stella Hernandez

December 1, 2006

Tom Beck & Kerri Jones
P.O. Box 5
Castine, ME 04421

Dear Tom and Kerri,

As you know, we have been planning to continue the renovation of our home at 12 Atlantic by removing the one story addition at the rear of the house. Once that demolition is complete, we intend to build a deck, which will extend out of our kitchen on the second floor.

The City of Portland requires that we notify, in writing, both of our adjoining neighbors. We hope to begin the project as soon as possible, and may even start the demolition in the winter if the weather allows. As with the previous work on the house, our contractor will take great care in protecting both adjoining properties.

If you have any questions, please don't hesitate to give us a call at 207.780.6107.

In the meantime, best wishes for the holidays.

Sincerely,


Guy and Stella Hernandez



← Proposed
line of
demolition

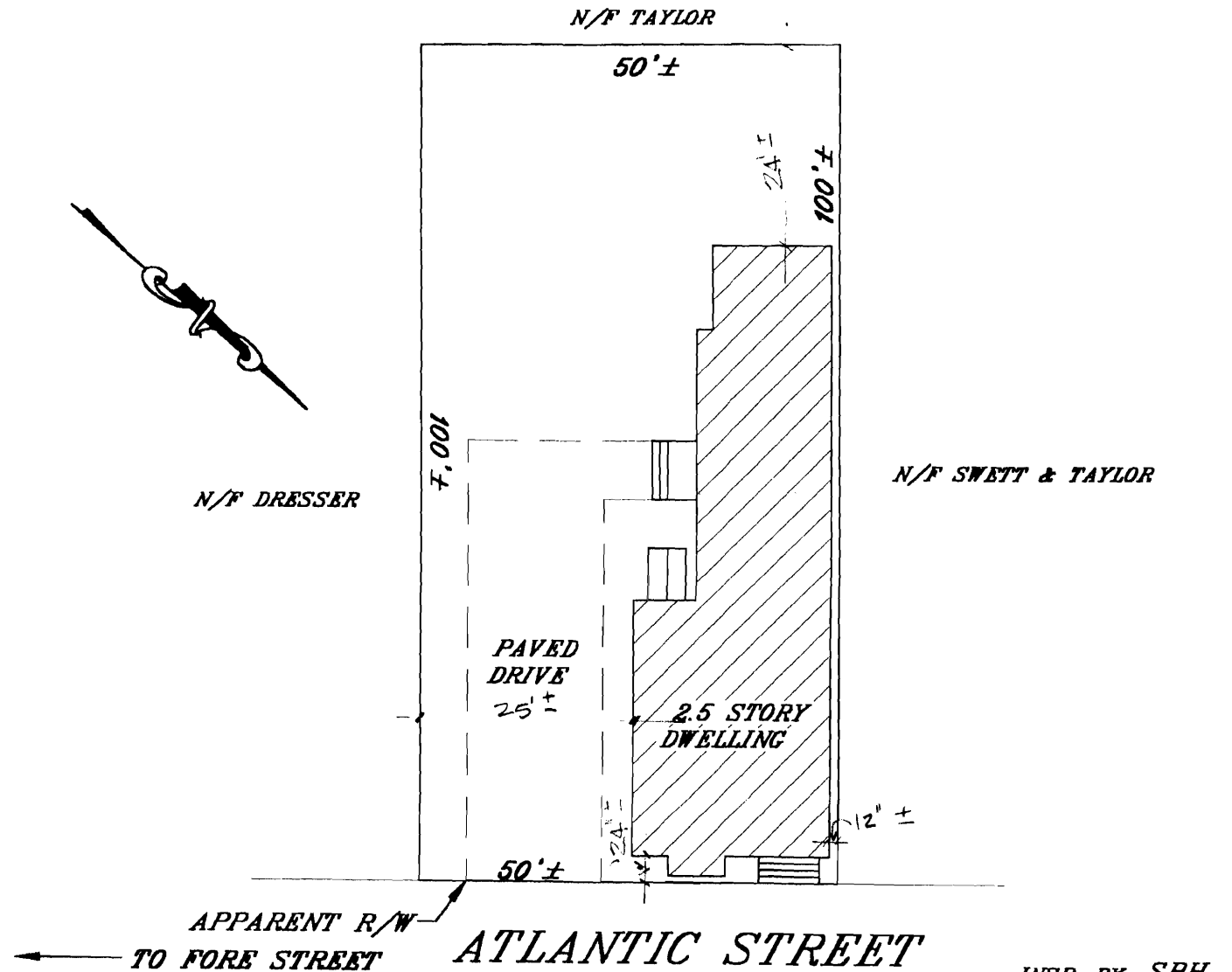
→ toward
street

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

ADDRESS: 12 ATLANTIC STREET INSPECTION DATE: NOVEMBER 26, 2004
PORTLAND, MAINE SCALE: 1" = 20'



SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: GUY & STELLA HERNANDEZ REQ. PARTY: BAXTER TITLE COMPANY

OWNER: RICHARD & SHIRLEY HENWARD ATTORNEY: _____

LENDER: _____ FILE No. 20416796 FIELD BOOK: _____

TITLE REFERENCES:

DEED BOOK: 12900 PAGE: 325
PLAN BOOK: _____ PAGE: _____ LOT: _____
COUNTY: CUMBERLAND

YOUR FILE #: 0974-04

NADEAU & LODGE, INC.
PROFESSIONAL LAND SURVEYORS

918 BRIGHTON AVENUE
PORTLAND, ME 04102
(207) 878-7870

232 CLARES WOODS ROAD
LYMAN, ME 04002
(207) 488-2358