

Form # P 04

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

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 061267

Permit expired + abandoned

This is to certify that BENNETT JOSEPH R./Darr Construction
has permission to Raise existing house to consist of new foundation finish exterior and interior spaces
AT 0 ISLAND AVE 109B F002001

provided that the person or persons, firm or corporation accepting 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 procured before this building or part thereof is placed 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

*New permit # 06-1392
1/17/08*

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: 06-1267	Issue Date:	CBL: 109B F002001
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Location of Construction: 0 ISLAND AVE, Cliff Island	Owner Name: BENNETT JOSEPH R	Owner Address: 232 OSCEOLA CT	Phone:
Business Name:	Contractor Name: Danas Construction	Contractor Address: 8 Pine Rd Falmouth	Phone: 2073296255
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IB

Past Use: Single Family	Proposed Use: Single Family raise existing house to construct new foundation and finish exterior and interior spaces	Permit Fee: \$1,020.00	Cost of Work: \$100,000.00	CEO District: 1
Proposed Project Description: Raise existing house to construct new foundation and finish exterior and interior spaces connected to permit #01-0247		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: NEW PERMIT # 06-1392	
		Signature:		Signature:
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: 08/25/2006	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 <i>N/A section 14-447 (a)(1)(b)</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panel 10 - zone C</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>or w/condition</i> Date: 9/13/06 <i>ABW</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 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:
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Permit expired + abandoned 1/17/08

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

Location of Construction: ISLAND AVE, CLIFF ISLAND, PORTLAND, ME		Owner: JOSEPH BENNETT	Phone: 1-407-539-1891	Permit No: 010047
Owner Address: 232 OSCAEOLA CIRCLE	Lessee/Buyer's Name:	Phone:	Business Name:	Permit Issued: JUN 17 1
Contractor Name: BELL DEVELOPEMENT CORP.	Address: 35 VAL HALLA ROAD, CUMBERLAND, ME 04021	Phone: 829-6486		
Past Use: SINGLE FAMILY	Proposed Use: SINGLE FAMILY	COST OF WORK: \$100,000.00	PERMIT FEE: \$624.00	Zoning: CBL: 1098-F-002 TEB CBL: 1098-F-002 Zoning Approval: OK with conditions Special Zone or Reviews: <input type="checkbox"/> Shoreland - IB zone <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone (see 14-449) <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan map 5400 ⁺ per assessors
Proposed Project Description: RECONSTRUCTION OF BUILDING; REPAIR 1ST & 2ND LEVELS with new porches to be added		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group 1-3 Type 5B Signature: [Signature]	
		Signature:	Signature: [Signature]	
Permit Taken By: GAYLE		Date Applied For: JANUARY 10, 2001	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	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
			Signature: Date:	

- 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..

Don Bellanger
***CALL 207-829-6486

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: JANUARY 10, 2001 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT 2

Applicant: Don Bellanger Date: 1/16/01
 Address: Island Way Cliff Island DIST: 109B-F-002

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing

Zone Location - IB Zone

Interior or corner lot -

Proposed Use/Work - remain A single fam.

Sewage Disposal - hooking up to an existing common system

Lot Street Frontage -

Facing Water Front Yard - 20' req - 35' shown ^{revised} 1/17/01 - ^{conversation with Don Bellanger} The steps toward the street are OK if they do NOT go beyond the Bay window

Facing the Street Rear Yard - 10' req - 10' shown New Added Deck

CEO should check Side Yard - 10' req - 10.9' shown at closest

Projections - deck around the front & side

Width of Lot -

Height - 35' MAX allowed - Just under the existing

Lot Area - 5400[#] per ASSESSORS

35	24	30	720
27	27	27	729
16	35		210
6	27		132
			370

Lot Coverage Impervious Surface - 50% of 2700[#] MAX

Area per Family -

Off-street Parking - exist.

Loading Bays - N/A

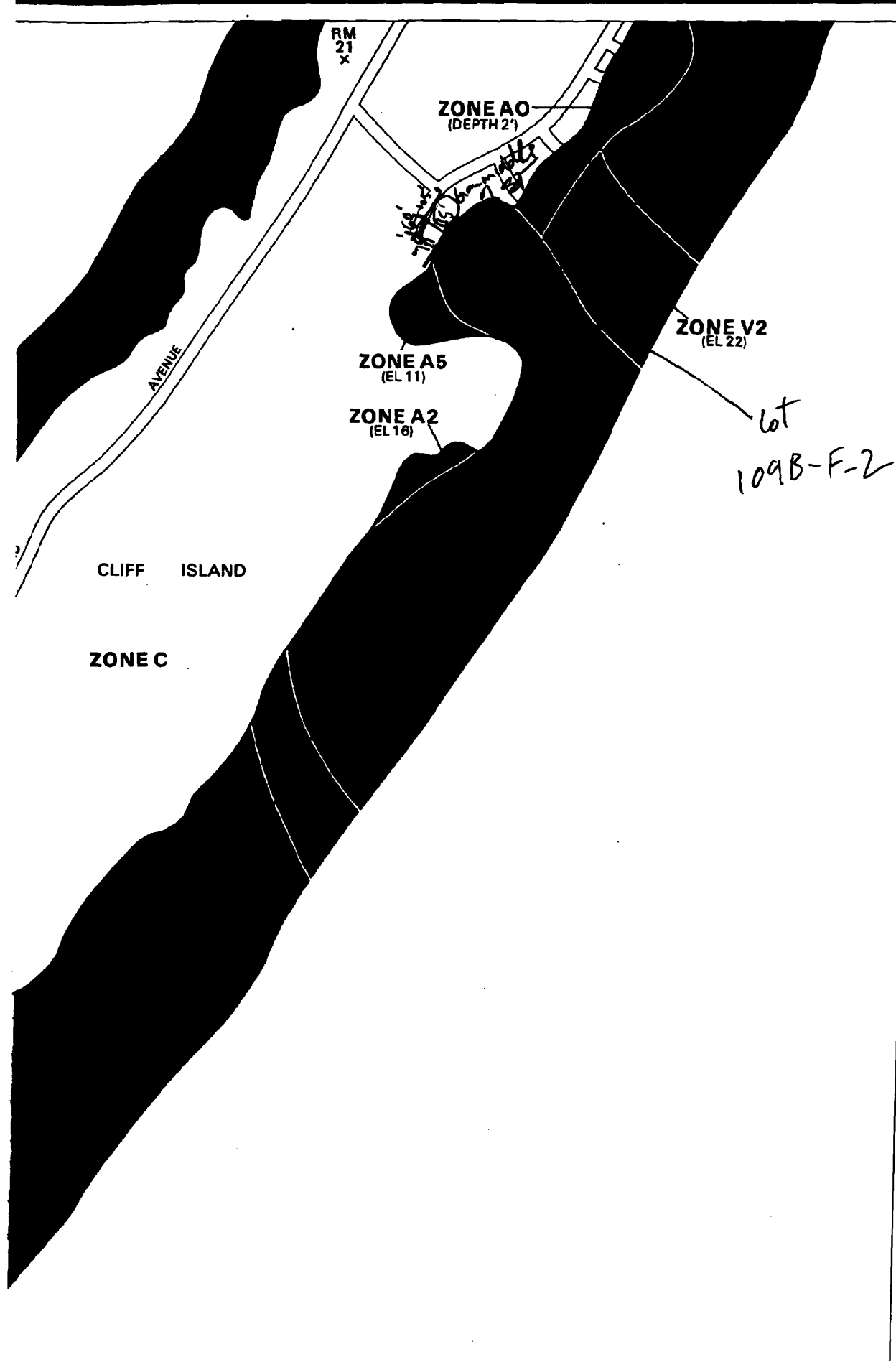
NO 2nd fitcher on ground will be removed by Don Bellanger

Site Plan -

Shoreland Zoning/Stream Protection - within, but IB Zone is exempt from

Flood Plains - Bldg is outside The 75' setback from HWM 1A-449

Panel 10 - Zone C from the catline of the street The flood area using the method of measuring



500-Year Flood Bou
100-Year Flood Bou
Zone Designations*

100-Year Flood Bou
500-Year Flood Bou

Base Flood Elevation
With Elevation In Fe

Base Flood Elevation
Where Uniform With
Elevation Reference

Zone D Boundary—
River Mile

**Referenced to the

*EXPLANAT

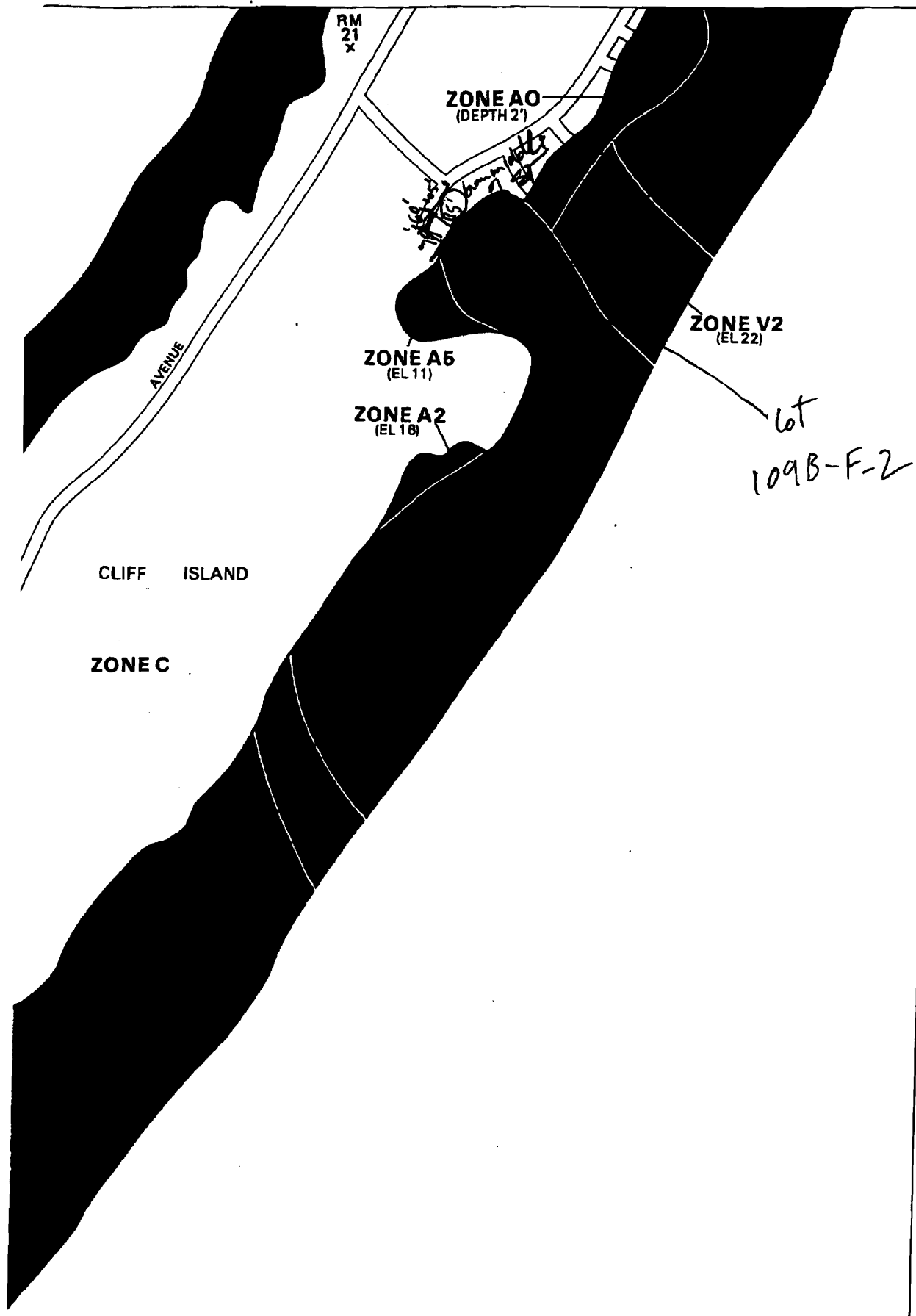
ZONE	
A	Areas o flood ha
A0	Areas o are betw of inund are deter
AH	Areas o are betw elevation are deter
A1-A30	Areas o: flood ha:
A99	Areas o: protectic elevation
B	Areas be year floo ing with the cont mile; or (Medium
C	Areas of
D	Areas of
V	Areas of action); t not deter
V1-V30	Areas of action); t determin

Certain areas not in tl
may be protected by l

This map is for flood
poses only; it does no
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flood hazard areas.
differ significantly fro
Service for hurricane c

For adjoining map p
Panels.

Coastal base flood ele
of wave action.



500-Year Flood Bou
100-Year Flood Bou
Zone Designations*

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500-Year Flood Bou
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V1-V30	Areas of action); t determini

Certain areas not in tl
may be protected by 1

This map is for flood poses only; it does nc ing in the communit: flood hazard areas. differ significantly fro Service for hurricane.

For adjoining map p Panels.

Coastal base flood ele of wave action.

Delete Schedule Add Find Print Permit Print C of O Print Insp Invoicing Taxes Due Close

Prmt Text93 15658 Constr Type New Num1 61267

Permit Nbr 06-1267 **Location of Construction** 0 ISLAND AVE **Appl. Date** 08/25/2006
Status Hold **Permit Type** Alterations - Dwellings **Issue Date**
CBL 109B F002001 **District Nbr** 1 **Estimated Cost** \$100,000.00 **Date Closed**

Comment Date	Comment	Add	Delet	Save	Print
09/21/200	issued foundation only permit - will address interior work once building is weather tight - insufficient building plans - went over w/builder				
	Name tmm Follow Up Date Completed <input type="checkbox"/>				
09/13/200	Received information for average grade.				
	Name amachado Follow Up Date Completed <input type="checkbox"/>				
09/12/200	Dana Spiller brought in full elevation plans, but we still need to know what average grade is. I left him a message saying that we need to know preconstruction grade at the corners of the house.				
	Name amachado Follow Up Date Completed <input type="checkbox"/>				
09/07/200	Left message with Dana Spiller, the contractor. Need more information. Need full elevation plans for the house with the new foundation and with preconstruction grade shown. What does finish exterior and interior of building mean?				
	Name amachado Follow Up Date Completed <input type="checkbox"/>				

CreatedBy dmartin **CreateDate** 08/28/2006 **ModBy** tmm **ModDate** 09/21/2006
Time 12:12 PM **Time** 11:20 AM



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>Island Ave.</u>		
Total Square Footage of Proposed Structure <u>1ST floor 754 sq. ft.</u>		Square Footage of Lot <u>4,330.66 Sq. ft.</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>109 BF 002</u>	Owner: <u>Joseph R Bennett</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Joseph R. Bennett</u> <u>232 Osceola Court</u> <u>Winter Park, FL</u> <u>407-539-1891 32789</u>	Cost Of Work: <u>\$100,000</u> Fee: <u>\$1020.00</u> C of O Fee: <u>\$N/A</u>
Current Specific use: <u>SINGLE FAMILY DWELLING</u> If vacant, what was the previous use? <u>SAME AS ABOVE</u> Proposed Specific use: <u>SAME AS ABOVE</u>	Project description: <u>RAISE existing structure, construct new foundation,</u> <u>LOWER structure down onto New foundation, finish Exterior</u> <u>AND interior of Building</u>	
Contractor's name, address & telephone: <u>DANA SPILLER DBA DANA'S Construction</u> <u>& Pine Rd. KALMOUTH ME. 04105</u>	Who should we contact when the permit is ready: <u>DANA SPILLER</u> Mailing address: Phone: <u>329-6255</u>	

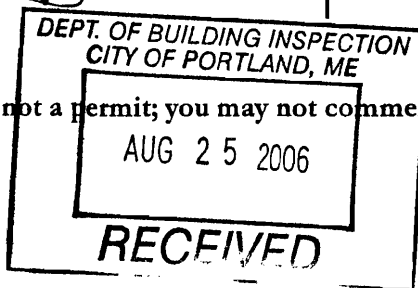
Please submit all of the information outlined in the Commercial Application Checklist.
Failure to do so will result in the automatic denial of your permit.

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: Dana Spiller

Date: 8/24/06



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

CASH



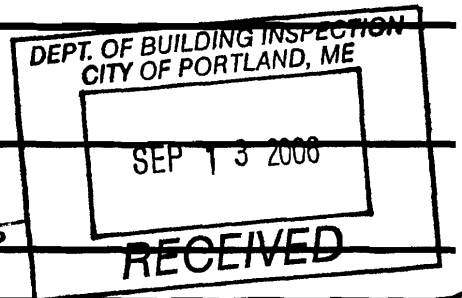
While You Were Out

Date: 9/13/06 Time: 2:45 P

For: ATTN: ANN

From: DANA Spiller

Phone Number: 329-6255



Telephoned ___ X

Want to see you

Returned your call

Left voice mail ___ X

Please call

Will call again

Important

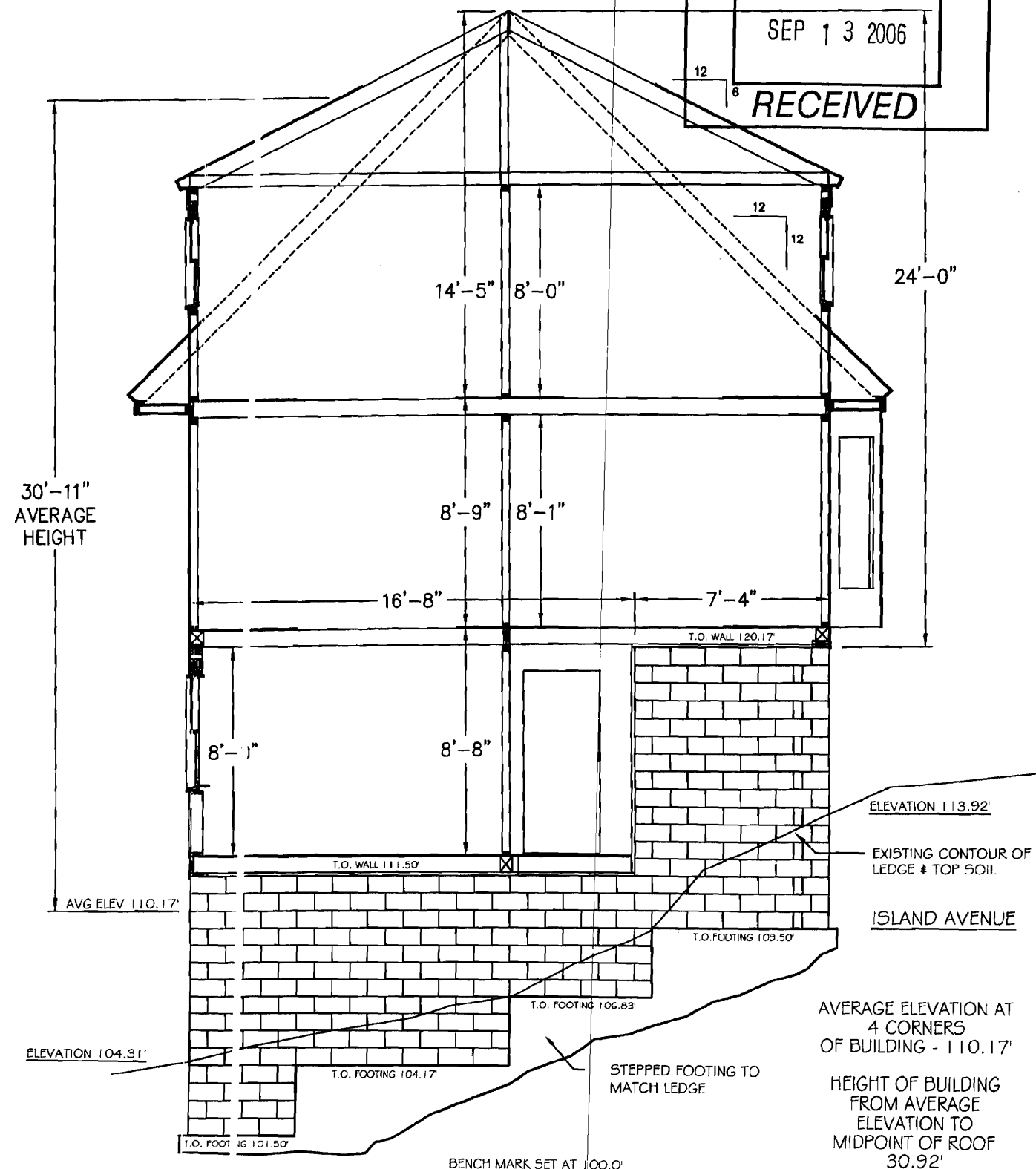
URGENT

Message: The following 2 pages contain
the elevations on Joseph Bennett's building
located on Island Ave, Cliff Island, As
per your request.

We appreciate your time and consideration... Dana Spiller

Faxed ^{TO} ~~from~~: 874-8716

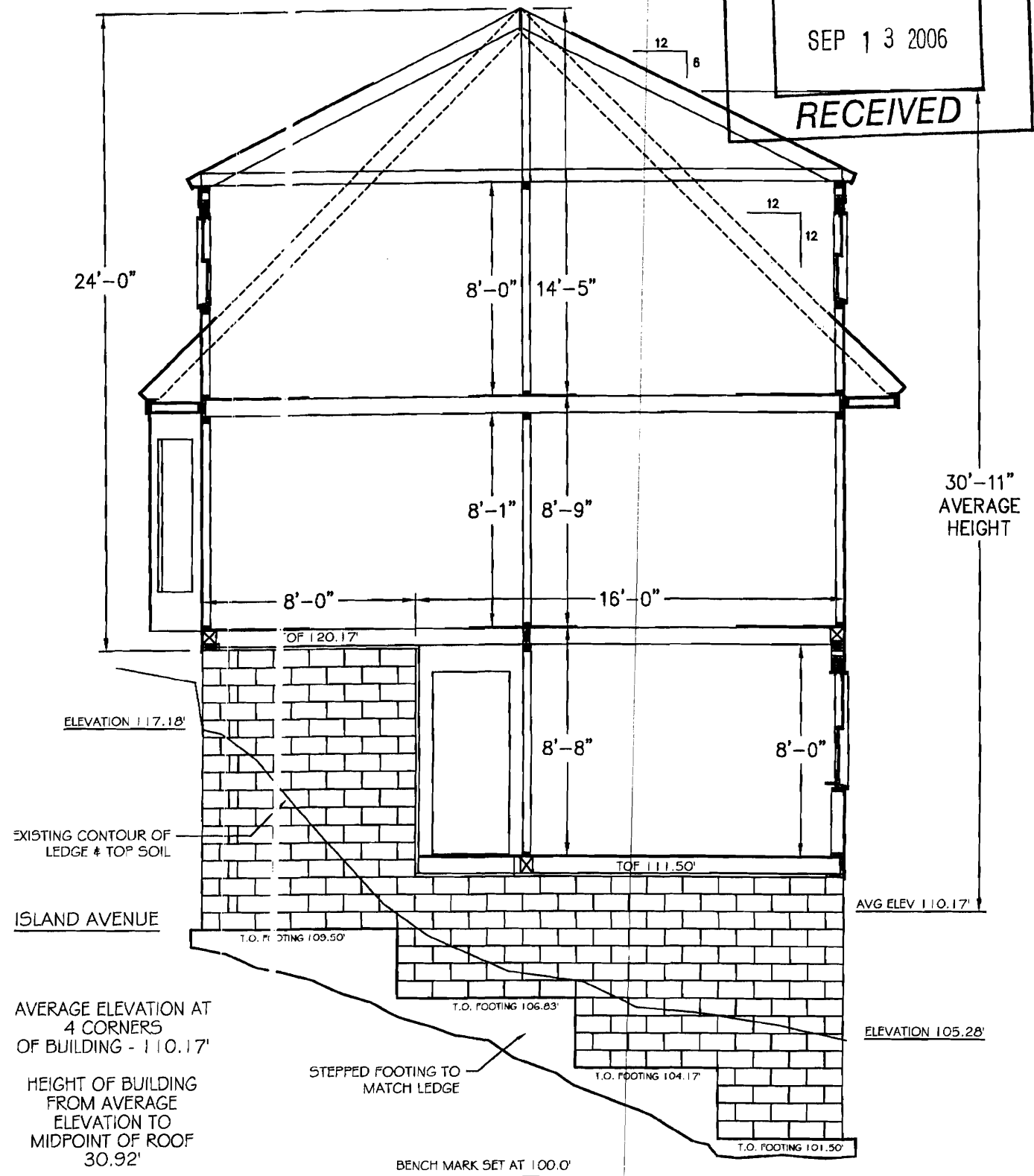
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
SEP 13 2006
RECEIVED



BENNETT PROP. CLIFF ISLAND

NORTHEAST ELEVATION

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
SEP 13 2006
RECEIVED



ELEVATION 117.18'

EXISTING CONTOUR OF
LEDGE & TOP SOIL

ISLAND AVENUE

AVERAGE ELEVATION AT
4 CORNERS
OF BUILDING - 110.17'

HEIGHT OF BUILDING
FROM AVERAGE
ELEVATION TO
MIDPOINT OF ROOF
30.92'

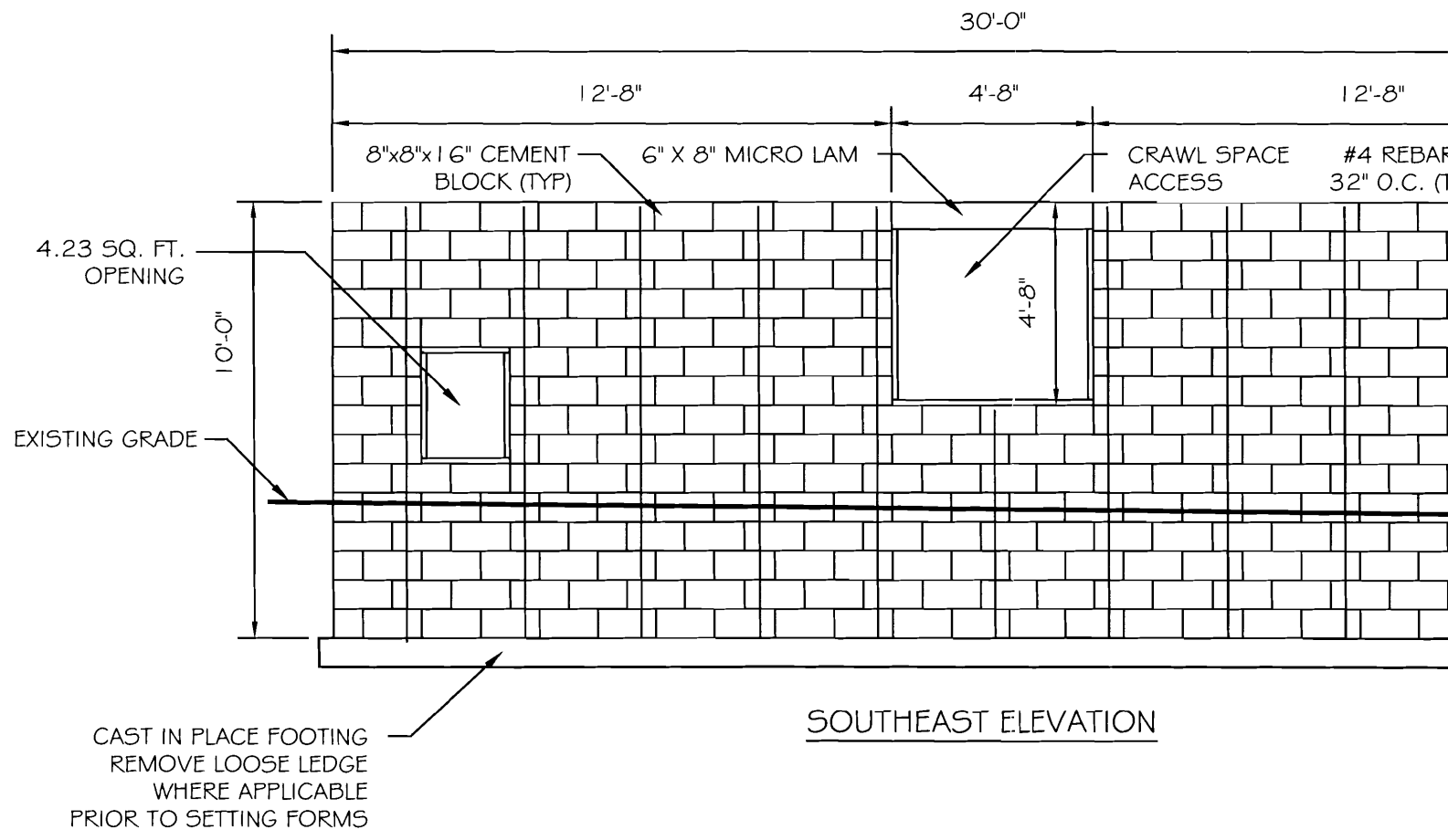
STEPPED FOOTING TO
MATCH LEDGE

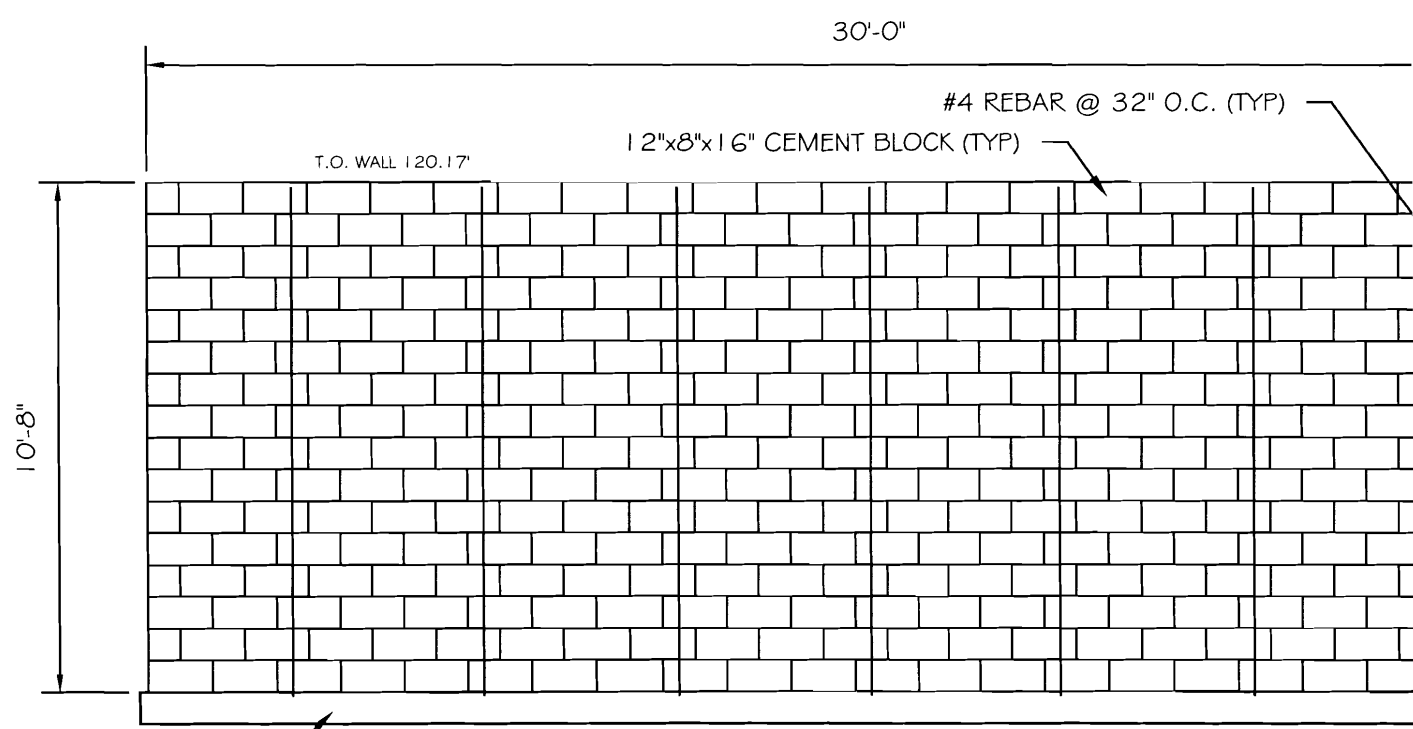
BENCH MARK SET AT 100.0'

BENNETT PROPERTY
CLIFF ISLAND

SOUTHWEST ELEVATION

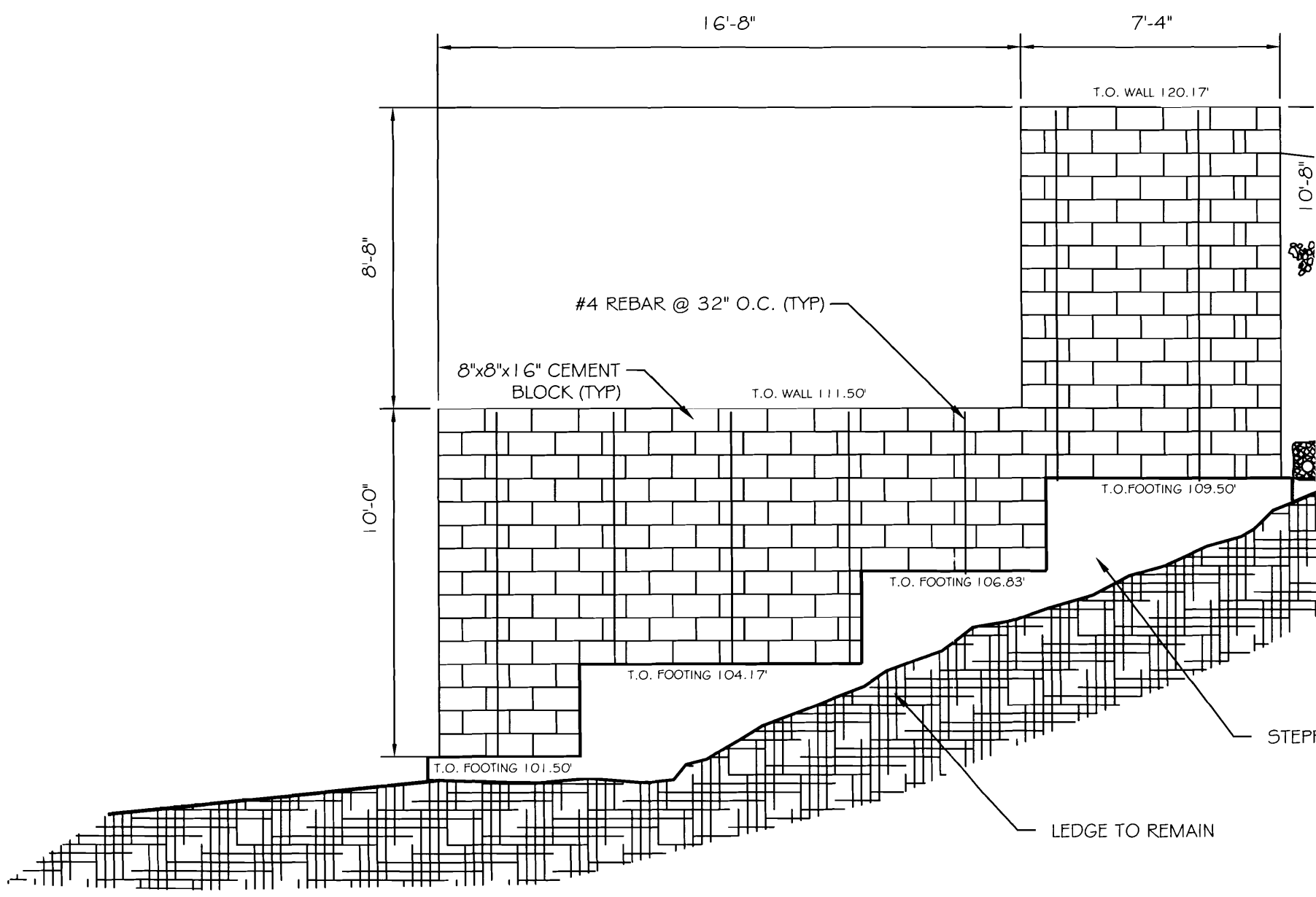
44069-4
110.17



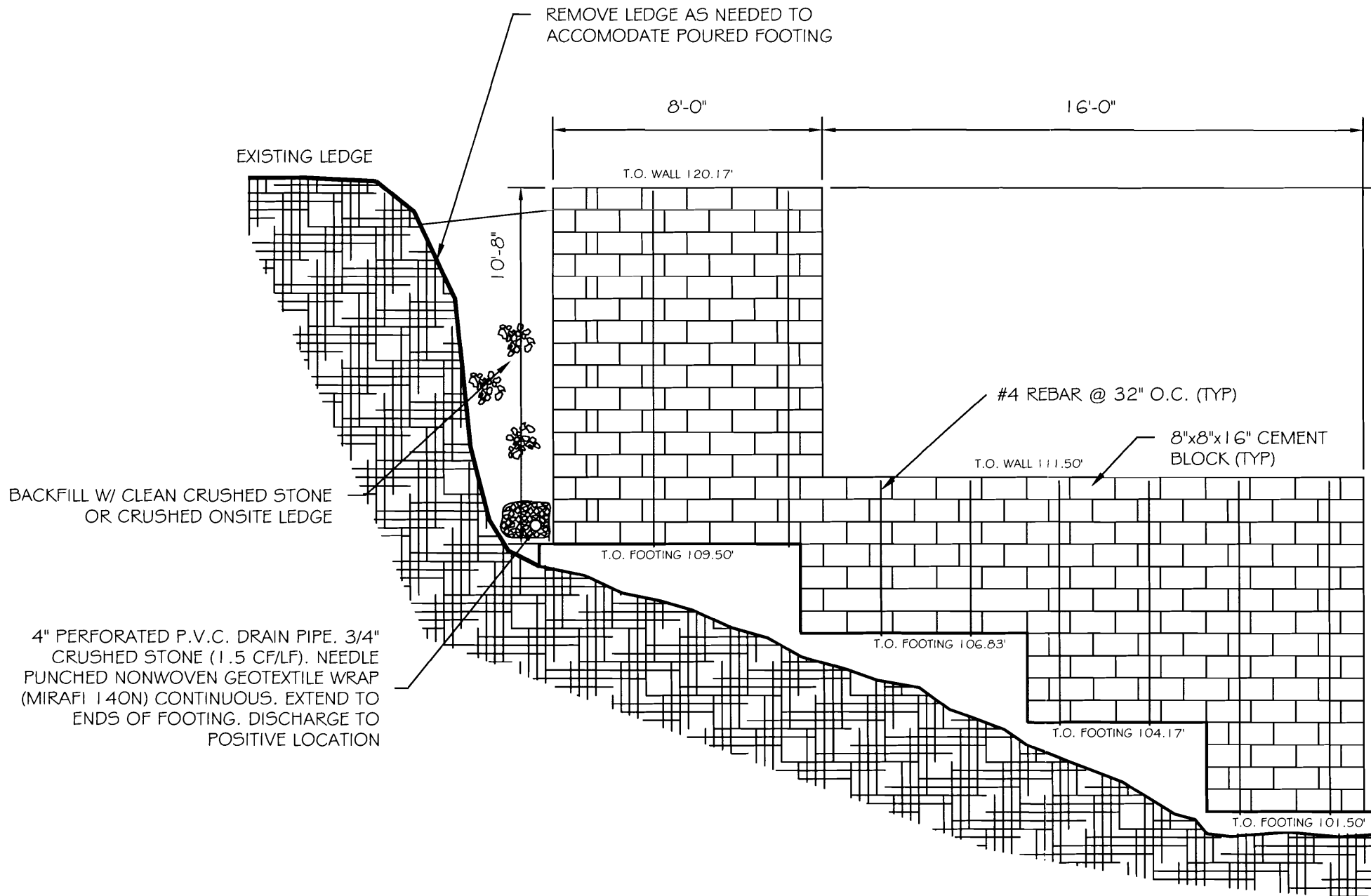


CAST IN PLACE FOOTING
REMOVE LOOSE LEDGE
WHERE APPLICABLE
PRIOR TO SETTING FORMS

NORTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHWEST ELEVATION



SEE SHEET "FNDN-04"

30'-0"

4"

4"

TOW = 120.17'

8'-0"

7'-8"

STEP FOOTING

STEP FOOTI

STEP TOP OF WALL

STEP TOP OF V

STEP FOOTI

6'-8"

STEP FOOTING

TOW = 111.50'

STEP FOOTING

STEP FOOTI

STEP CRAWL SPACE OPENING

TOW = 106.84'

FOOTING (T

STEP CRAWL SPACE OPENING

TOW = 111.50'

4"

4"

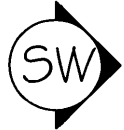
12'-8"

4'-8"

12'-8"

30'-0"

24'-0"



SEE SHEET "FNDN-02"

NOTES:

1. SEE ELEVATIONS FOR FOOTING ELEVATIONS



SEE SHEET "FNDN-05"

FOUNDATION PLAN

SCALE- 1/4"= 1'-0"

FOUNDATIO
FNDN-03 F

1574

EXI

NOTES:

1. SURVEY BY TITCOMB ASSOCIATES. PLAN
TITLED - "STANDARD BOUNDARY SURVEY" FOR
JOSEPH R. BENNETT (DATED 12/06/00)



GENERAL CONTRACTOR - DANA SPILLER of DANA CONSTRUCTION
 8 PINE ROAD
 FALMOUTH MAINE 04105
 CELL 329-6255
 BUILDING MOVER - DANA WATSON
 MASONRY BY

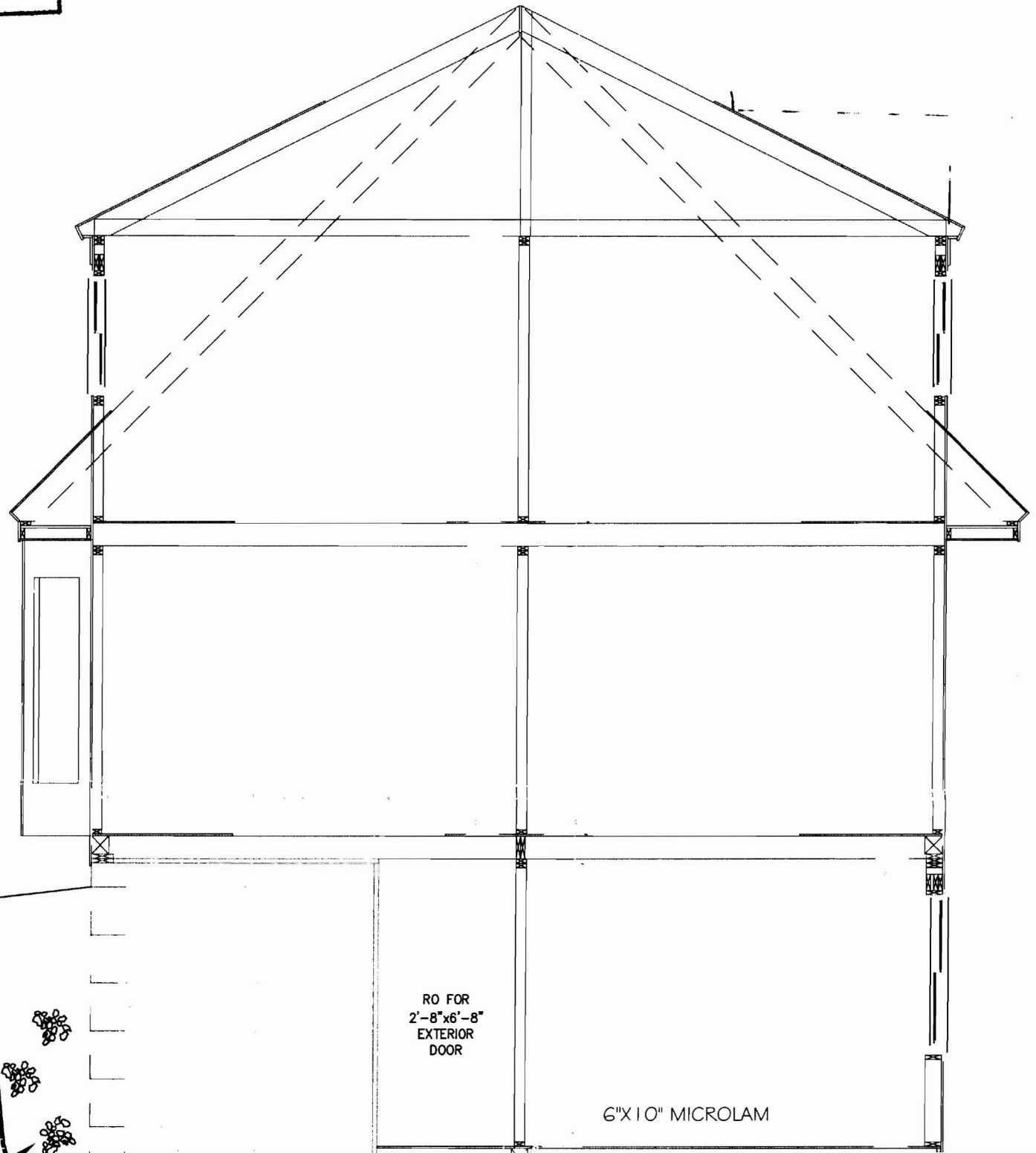
CLIENT
JOSEPH & PATRICIA BENNETT RESIDENCE
 CLIFF ISLAND, MAINE
 PROJECT
 BUILDING SECTION

NO.	DATE	DESCRIPTION
1	05-05-06	ISSUED BUILDING LOOKOUT PER OWNER
2	05-12-06	ISSUED FOUNDATION PLAN PER OWNER

DESIGNED BY: LMP
 DRAWN BY: JWP/MSH
 CHECKED BY: MSW
 DATE: 05-12-06
 PROJECT NO: 00004
 SHEET NO: FNDN-06

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 SEP 12 2006
 RECEIVED

LDI
 LAND DEVELOPMENT, INC.
 PROJECT MANAGERS &
 CERTIFIED CAD DRAFTERS
 85 WASHINGTON STREET
 AUGUSTA, MAINE 04330
 207-232-5505
 LDI JOB NO. #06054.02



ISLAND AVENUE

EXISTING LEDGE
 TOF 120.17'

REMOVE LEDGE AS NEEDED TO ACCOMMODATE Poured FOOTING

RO FOR 2'-8" x 6'-8" EXTERIOR DOOR

6" X 10" MICROLAM

38.75

Island Avenue

FOUNDATI
FNDN-031

S55°41'26"W
60.00'

10.4'

DECK

FIRST FLOOR
754 SQ. FT.

drill hole
in ledge

2.08'

5.3'

EX

roof

DECK

10.9'

6.0'

right of way

Owner Of Record
Joseph R. Bennett
Book 4154, Page 111

70.00'
S37°18'03"E

N55°

N/F
Ethel H. MacVane
6227/212

NOTES:

1. SURVEY BY TITCOMB ASSOCIATES. PLAN
TITLED - "STANDARD BOUNDARY SURVEY" FOR
JOSEPH R. BENNETT (DATED 12/06/00)