

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that JOSEPH J MCLAUGHLIN

Located At 175 BEACH RD

Job ID: 2011-11-2595-DRG

CBL: 109D- A-011-001

has permission to Build shed 16' x 24' Cliff Island

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

11/23/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

Closed

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.**

Required Inspections:

1. Close In Elec/Plmb/Frame prior to insulate or gyp
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
Penny St. Louis

Job ID: 2011-11-2595-DRG

Located At: 175 BEACH RD

CBL: 109D- A-011-001

Conditions of Approval:

Zoning

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 single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. The detached barn shall be no higher than 18' from average grade to the mid-point of the sloped roof. It is further understood that this barn is for storage and is not intended for human habitation. Any such change of use will require a separate permit and approval.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. The attic scuttle opening must be a minimum 22" x 30".
3. Fastener schedule per the IRC 2009
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
5. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
6. The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
7. AS per conversation with George Trojan (Contractor) this permit is approved with the above conditions however; a new framing plan shall be submitted to this office before close-in inspection. The city will approve either a structural ridge with the 1'6" knee wall or plan approved with no knee walls with rafters resting directly on the floor.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-11-2595-DRG	Date Applied: 10/25/2011	CBL: 109D- A-011-001	
Location of Construction: 175 BEACH RD CLIFF ISLAND	Owner Name: JOSEPH J MCLAUGHLIN	Owner Address: 275 DOVER POINT RD DOVER, NH -03820	Phone: 603-245-3926
Business Name:	Contractor Name: George Trojan, Jr.	Contractor Address: 3 Smithwell Rd, Dover, NH 03820	Phone: 603-817-0663
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG	Zone: IR-1
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - to legalize the beginning of a 16'x24' detached barn and to finish it as per plans	Cost of Work: \$31,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: U Type: SB Signature: JTC 10/20/11
Proposed Project Description: Build Barn 16' x 24' Cliff Island		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>within 75' wetlands</i></p> <p><input type="checkbox"/> Wetlands <i>Hum</i></p> <p><input type="checkbox"/> Flood Zone <i>panels</i></p> <p><input type="checkbox"/> Subdivision <i>zoned</i></p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK with conditions</i> <i>11/8/11</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
	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

6-8-12 DWM day 603-970-0053 Final OK
Rec'd Sor Calc for ridge.



**AMERICAN
BUILDING
&
DESIGN**

WWW.AMERICANBUILDINGANDDESIGN.COM

3 SMITHWELL ROAD

DOVER, NH 03820

(603) 749-6683

TO:

**JOAN & JAY MCLAUGHLIN
275 DOVER POINT ROAD
DOVER, NH 03820
(603) 742-2669 HOME
(603) 245-3926 CELL
MC1275@COMCAST.NET**

FROM:

GEORGE A. TROJAN JR.

DATE:

OCTOBER 6, 2011

CONCERNING:

**BARN
VER. 2**

WORK PERFORMED:

**CLIFF ISLAND
PORTLAND, ME 04019**

RECEIVED
OCT 25 2011
Dept. of Building Inspections
City of Portland Maine

DESCRIPTION OF PROJECT:

(See Drawings)

→ original structure
Never had A - see G - Drawing

The project entails a reconstruction of a partial freestanding structure. This structure is a detached barn, which is lacking a roof system. The roof system was removed due to code violations.

The estimate includes the following:

1. 6-Sheet set of plans depicting methods and material of the barn
2. Living situation while doing project
3. Full estimate listing method and materials.

The code violations have been addressed in the set of plans. One issue, which complicates the project is the stair case construction, because of code issues pertaining staircase construction. There are structural load issues which need to be redirected in order to install the staircase. The other issue which makes the staircase difficult is sufficient headroom.

This project is on an island, which is off the coast of Portland, Maine. This project is logistically challenging, because of living quarters, materials, and equipment. Some of the details pertaining material and equipment movement are difficult to outline at this period of time. However, the living situation will entail staying @ the McLaughlin's home while construction of the barn is occurring. Great regard will be taken in the McLaughlin's home.

The equipment & materials will be ferried onto the island; it is uncertain how many trips will occur, however details will be determined at a later date.

This bid proposal includes the construction services of American Building & Design, which entails material, and labor. The cost associated in getting materials onto the island are not include in this bid proposal.

This bid proposal doesn't include the following:

1. Interior/exterior paint-prep & painting other than interior primer- **Not budgeted**
2. Building permit fees, submitting permit - **Not budgeted**
3. Transportation cost associated with equipment & materials onto the island - **Not budgeted**

The project includes the following methods/materials/accessories:

DEMOLITION:

The demolition is extensive, and will involve all aspect of residential construction.

FOUNDATION/FOOTINGS:

NA

- Existing

WATER PROOFING:

The waterproofing includes the following:

- A. Copper face and L-Flashing sky-deck
- B. Drip cap
- C. Window wrap tapped

DECK FOOTINGS:

NA

FRAMING:

The framing of the will be done in a traditional manner. The following materials and methods will be used:

Platform:

A. 2 x 10 KD - Rim Joist (Rotted rim joist on East side) ✓

Wall System:

B. 2 x 4 KD - Plates/Studs ✓

C. 5/8" T1-11 Sheathing ✓

Girders:

D. (2) 2 x 10 KD Flush girder for Pull Down staircase

Roof System:

E. 2 x 10 KD - Rafters

F. 2 x 12 + KD - Rafters ✓ *Plane*

E. 2 x 10 KD - Ceiling Joist ✓

G. Flush Eaves

H. 5/8" OSB Sheathing ✓

Staircase:

I. Pull Down Staircase

ROOFING:

A. "Water & Ice" Grace 6'-0 from eve ✓

B. Alum. 8" drip cap ✓

C. 15 lb. felt ✓

D. Architectural shingles ✓

SIDING & BOXING:

1. Siding = 5/8" x T1-11

2. Corner boards & Flat casing = 1 x 4 Pine

3. Fascia = 1 x 8 Pine

4. Rake = 1 x 4 Pine

5. Sophite = Pine

WINDOW SYSTEMS:

(2) 2'-8" x 4'-10" Builder grade Double-Hung windows \

1st Floor Windows will be used "As Is"**SKYLIGHT:**

NA

DOOR SYSTEM: BASIC EXTERIOR DOOR/HOME DEPOT

NA

DRYWALL:

NA

TRIM:

NA

BUILT IN CABINETS:

NA

KITCHEN:

NA

ELECTRICAL:

NA

HEATING/COOLING:

NA

PLUMBING:

NA

FINISHED FLOORING:

NA

PAINTING:

NA

PORTO-JOHN:

NO

DEBRIS:

All construction debris will be placed in one are of the property. Construction debris is a real issue on this project. An effort will be made to segregate materials for burn piles.

PERMIT:

The homeowner will purchase the building permit. The general contractor will coordinate and submit the building permit.

In order to obtain the building permit - A. Building Plans

B. Fill out permit

C. Plot Plan

SUBCONTRACTORS:

NA

TIME FACTOR:

Long hours will be spent so that the project may be completed timely. Once the project begins American Building & Design/George A. Trojan Jr. will work on the project on a daily basis to complete the project.

TOTAL COST OF PROJECT:

\$18,855.00**

EGHTEEN THOUSAND, EIGHT HUNDRED, FIFTY-FIVE DOLLARS

“Change Orders will be subject to an increase in the total cost pending labor and material cost. This increase will be paid in full when the change order begins.”

CONDITIONS OF CONTRACT:

1. Bid price expires in thirty days.
 2. Insufficient checks will result in a \$30.00 fee along with all other payments being paid in full with either cash or cashiers checks.
 3. Out of state checks are **NOT** accepted.
 4. The building Contractor is **NOT** responsible for the welfare of pets.
 5. Although the building contractor will clean throughout the duration of the project. Bid proposal is not responsible for vacuuming, mopping, dusting, window cleaning, etc.
 6. Building Contractor is **NOT** responsible for any related landscaping.
 7. If a collection agency or legal council is needed to collect delinquent payments (Any reason), all costs will be paid in full by the homeowner.
 8. It is expected that materials and tools will be stored at the site of the project.
 9. Related constructions vehicles will be allowed to park in/use the homeowners Driveway if needed.
 10. If the homeowners relieve the building contractor from the project (any reason). all materials, and equipment will remain in ownership of American Building & Design. American Building & Design will be the only person(s) to collect property.
 11. There will **NOT** be any money penalties for the length of the project.
 12. Any unforeseen obstacles, such as electrical, plumbing, heating, telephone, cable (cat-5), ant damage, water damage, and mold are not covered by this proposal unless specified. A change order will result in the event of such events.
 13. In the event hazardous waste is discovered on the project, the homeowner will be responsible for all cost associated with clean-up.
 14. The building contractor is not responsible for pet injury or death.
 15. In the event that George A. Trojan Jr. (owner) cannot complete the project for reasons that are deemed extreme (serious injury or death of general contractor), the homeowner will return all related equipment to Mrs. Christine Trojan within ten days (10) of work stoppage. Any remaining phases that need to be finished will be completed by a general contractor that American Building & Design has chosen prior to the start of the project (**Trojan General Contractors est. 1977**).
- The completion of the project by **Trojan General Contractors** will be based on the schedule of **Trojan General Contractors** (completion of Trojan General Contractors current project will take priority) and the contract and financial agreements that were signed at the start of this project.

PAYMENT PLAN:

THE FOLLOWING PAYMENT WILL BE EXICUTED

1. SIGN CONTRACT	\$	1.00
2. MATERIAL ORDER PLACED	\$	7,500.00
3. BEGINNING OF 1ST WORK DAY	\$	3,000.00
4. ROOF FRAMING COMPLETED	\$	3,000.00
5. SIDING INSTALLED	\$	3,000.00
6. ROOFING BEGINS	\$	2,204.00
7. COMPLETION OF PROJECT	+	\$ 150.00
		\$ 18,855.00

General Contractor
AMERICAN BUILDING & DESIGN

Print Name

Sign Name

Date

HOMEOWNER

Print Name

Sign Name

Date

Trojan, George

Ridge Beam

Date: 11/25/11

Selection 1-3/4x 14 1.9E TJ Microllam LVL Lu = 0.0 Ft

Conditions NDS 2005, Equal Multi-Span
 Min Bearing Area R1= 3.7 in² R2= 12.2 in² (1.5) DL Defl= 0.05 in

Data

2 Spans, each at	12.0 ft	Reaction 1 LL	2160 #	Reaction 2 LL	7200 #
Beam Wt per ft	6.3 #	Reaction 1 TL	2751 #	Reaction 2 TL	9169 #
Bm Wt Included	151 #	Maximum V	4585 #		
Max Moment	11003 #	Max V (Reduced)	3872 #	Total Beam Length	24.0 ft
TL Max Defl	L / 240	TL Actual Defl	L / 835		
LL Max Defl	L / 360	LL Actual Defl	L / >1000		

Attributes

	Section (in ³)	Shear (in ²)	TL Defl (in)	LL Defl
Actual	57.17	24.50	0.17	0.12
Critical	45.10	17.72	0.60	0.40
Status	OK	OK	OK	OK
Ratio	79%	72%	29%	31%

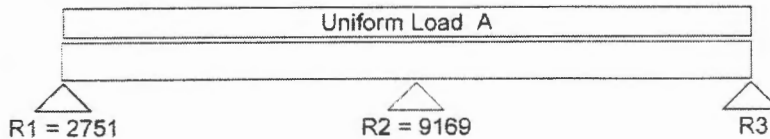
Values

	Fb (psi)	Fv (psi)	E (psi x mil)	Fc _⊥ (psi)
Reference Values	2600	285	1.9	750
Adjusted Values	2928	328	1.9	750

Adjustments

CF Size Factor	0.979			
Cd Duration	1.15	1.15		
Cr Repetitive	1.00			
Ch Shear Stress		N/A		
Cm Wet Use	1.00	1.00	1.00	1.00
Cl Stability	1.0000	Rb = 0.00	Le = 0.00 Ft	

Loads Uniform LL: 480 Uniform TL: 605 = A



NOTE: R1=R3

EACH SPAN = 12 FT
 Uniform load is lbs per lineal ft.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

10.25 20 11

Received from Joseph McLaughlan

Location of Work 175 Beach CI

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 330

Building (I1) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 109 D A 11

Check #: CL Total Collected \$ 330

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

10-25 20 11

Received from Joseph McLaughlin

Location of Work 175 Brook CI

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 330

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other _____

CBL: 109 D111

Check #: CL Total Collected \$ 330

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

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



General Building Permit Application

IR-1

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>175 Beach Rd., Cliff Island, Maine</u>		
Total Square Footage of Proposed Structure/Area <u>384 sq. ft</u>		Square Footage of Lot <u>77300 sq. ft.</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>109 D A 011001</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Joseph McLaughlin</u> Address <u>275 Dover Pt. Rd</u> City, State & Zip <u>Dover, NH 03820</u>	Telephone: Home <u>603-742-2669</u> Office <u>603-245-3926</u> Cell <u>603-988-9063</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>31,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>330</u>
Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Garage/Storage</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Refinish Build Barn 16x24'</u>		
Contractor's name: <u>George Trojan Jr</u> Address: <u>3 Smithwell Rd</u> City, State & Zip <u>Dover NH 03820</u> Telephone: <u>603 817 0663</u> Who should we contact when the permit is ready: <u>Joseph McLaughlin</u> Telephone: <u>603-742-2669</u> Mailing address: <u>275 Dover Pt. Rd., Dover, NH 03820</u>		

RECEIVED
OCT 25 2011
Dept. of Building Inspections
City of Portland, Maine

11.2.11

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, 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: Joseph McLaughlin Date: 10/20/11

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

MORTGAGE LOAN INSPECTION PLAN

I HEREBY STATE TO
JENSEN, BAIRD, GARDNER & HENRY
BLUE WATER MORTGAGE CORPORATION
AND ITS TITLE INSURER

LOCUS ADDRESS

OFF OF BEACH ROAD
CLIFF ISLAND
PORTLAND, MAINE

NORTHEASTERN LAND
SURVEYING
16 COLLEGE AVENUE
GORHAM, MAINE 04038
PHONE (207) 839-2090
FAX (207) 839-6361

THE BUILDING SETBACKS ARE
IN CONFORMITY WITH THE
TOWN ZONING REQUIREMENTS

THE DWELLING DOES NOT FALL
WITHIN THE SPECIAL FLOOD
HAZARD AREA AS DELINIATED BY
F.E.M.A.

THE LAND DOES PARTIALLY FALL
WITHIN THE SPECIAL FLOOD
HAZARD AREA AS DELINIATED
BY F.E.M.A. ON COMMUNITY/
PANEL # 230051 0005C

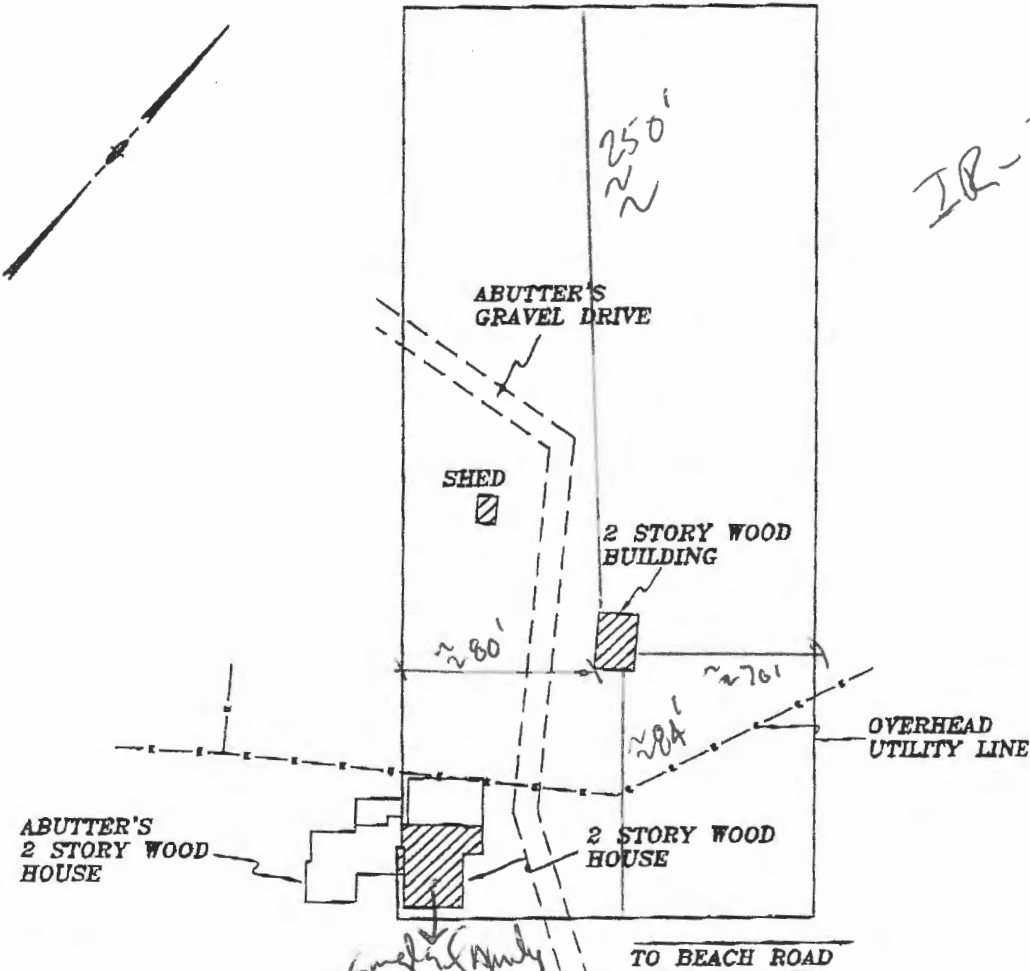
BUYERS: JOSEPH J. MCLAUGHLIN
AND JOAN M. MCLAUGHLIN, TRUSTEES
OF THE JOAN M. MCLAUGHLIN LIVING
REVOCABLE TRUSTT OF 2007

JOB NUMBER 202-30
INSPECTION DATE

11-27-07

SELLER: SHAWN M. O'REILLY

SCALE: 1" = 60'



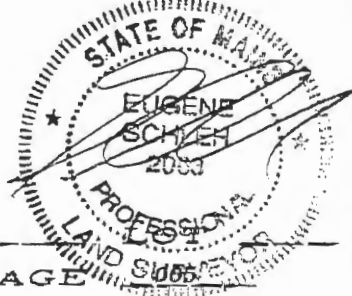
NOTE: THE DEED DESCRIPTION IS VAGUE.
NO DISTANCES OR BEARINGS ARE GIVEN.
A BOUNDARY SURVEY MAY YIELD DIFFERENT
RESULTS.

THIS IS NOT A BOUNDARY SURVEY. THIS PLAN IS NOT
TO BE USED FOR PROPERTY LINE LOCATION, BUILDING
PURPOSES, CONVEYING OR DESCRIBING PROPERTY, OR
RECORDING PURPOSES. THIS PLAN IS FOR LENDING
PURPOSES ONLY. THIS PLAN MAY NOT REVEAL CONFLICTS
WITH ABUTTING DEEDS. THE PARCEL IS SUBJECT TO ALL
RIGHTS, COVENANTS, RESTRICTIONS, AND EASEMENTS OF
RECORD. A BOUNDARY SURVEY MAY YIELD DIFFERENT
RESULTS.

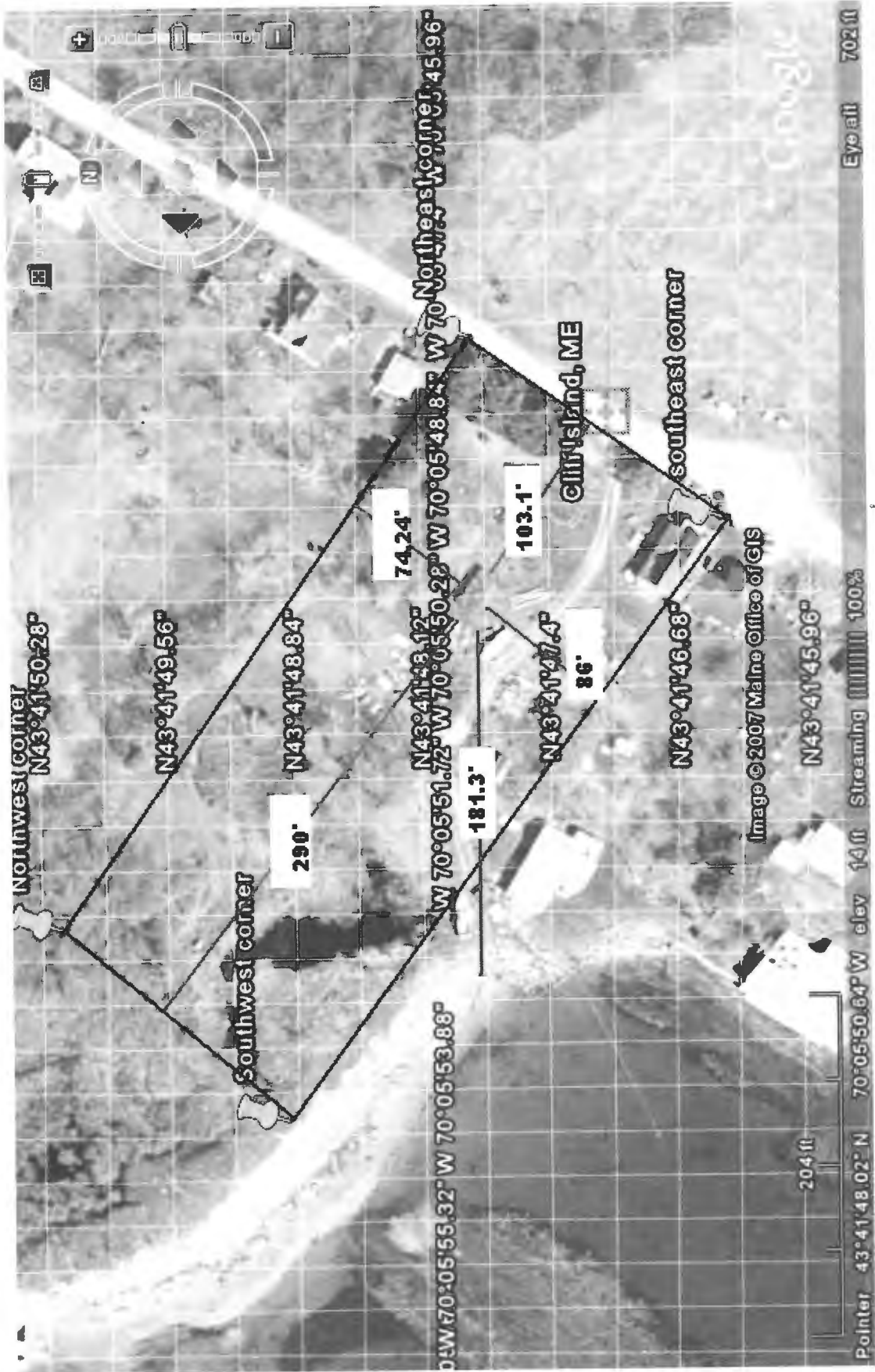
GRAVEL WAY AS TRAVELED
(A.K.A. CLIFF STREET)
SEE 12955/1 AND SUPERIOR
COURT DOCKET # 65-273

REFERENCES

PLAN BOOK _____ PAGE _____
DEED BOOK 12955 PAGE _____
COUNTY CUMBERLAND



DRAWN BY GRRS



IR-1 Zone
12/14

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874 8486

City Home Departments City Council E Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

CBL 109D A011001
Land Use Type SINGLE FAMILY
Property Location 175 BEACH RD
Owner Information MCLAUGHLIN JOSEPH J & JOAN M MCLAUGHLIN
Book and Page 275 DOVER POINT RD
Legal Description DOVER NH 03820
 25655/174
 109D-A-11
 BEACH RD 175
 CLIFF ISLAND
 77300 SF
Acres 1.707

Current Assessed Valuation:

browse city services a-z

browse facts and links a-z

TAX ACCT NO. 15826 **OWNER OF RECORD AS OF APRIL 2011**
 MCLAUGHLIN JOSEPH J &
 JOAN M MCLAUGHLIN
 275 DOVER POINT RD
 DOVER NH 03820
LAND VALUE \$125,400.00
BUILDING VALUE \$108,400.00
NET TAXABLE - REAL ESTATE \$233,800.00
TAX AMOUNT \$4,273.86

2006



Best viewed at 800x600, with Internet Explorer

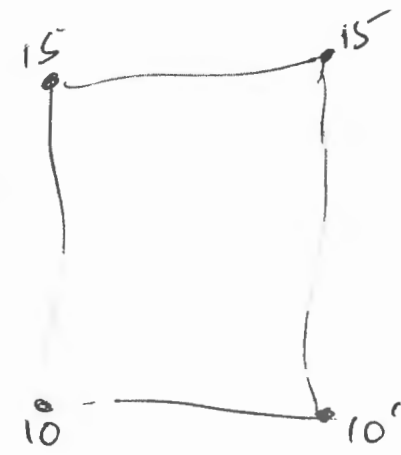
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

Card 1 of 1

Year Built 1885
Style/Structure Type OLD STYLE
Stories 1.5
Bedrooms 3
Full Baths 1
Total Rooms 6
Attic NONE
Basement PIER/SLAB
Square Feet 1188

[View Sketch](#) [View Map](#) [View Picture](#)



Sales Information:

Sale Date	Type	Price	Book/Page
12/4/2007	LAND + BUILDING	\$239,000.00	25655/174
2/21/1997	LAND + BUILDING	\$0.00	12955/005

[New Search!](#)

City of Portland GIS

Find Property Find Address NotificationCBL NotificationSelection Print



Results

- 109d a011 (1)
 - Parcels (1)
 - + 109D A011

Map Contents

- Viewer
 - + Annotation
 - + House Number
 - + Major Roads
 - + Interstate
 - + Unit Lines
 - + Utilities
 - + Streets
 - + Buildings
 - + Parcels
 - + Traveled Ways
 - + Stream



[Handwritten scribble]

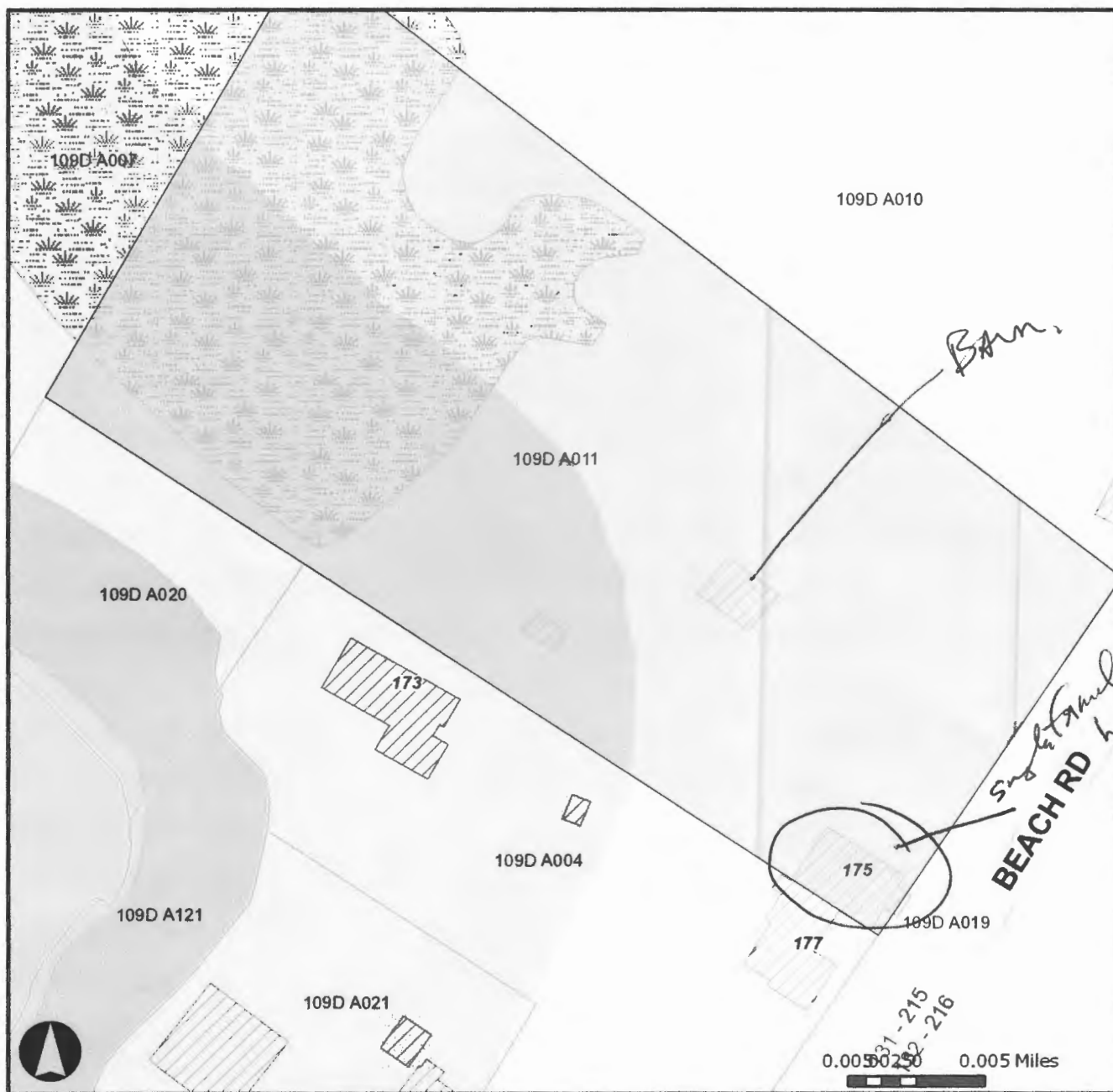
*There are ~~at~~ kitchens -
me. check*

16' x 24' -

All for storage - 384 #

Show me averages

Map



Parcels



Interstate



Streets



Buildings



Traveled Ways

Stream

Wetland



Lake/Pond



Jetport



FEMA Flood Zones

A

AE

AO

VE

X500

ME Towns



Water Body

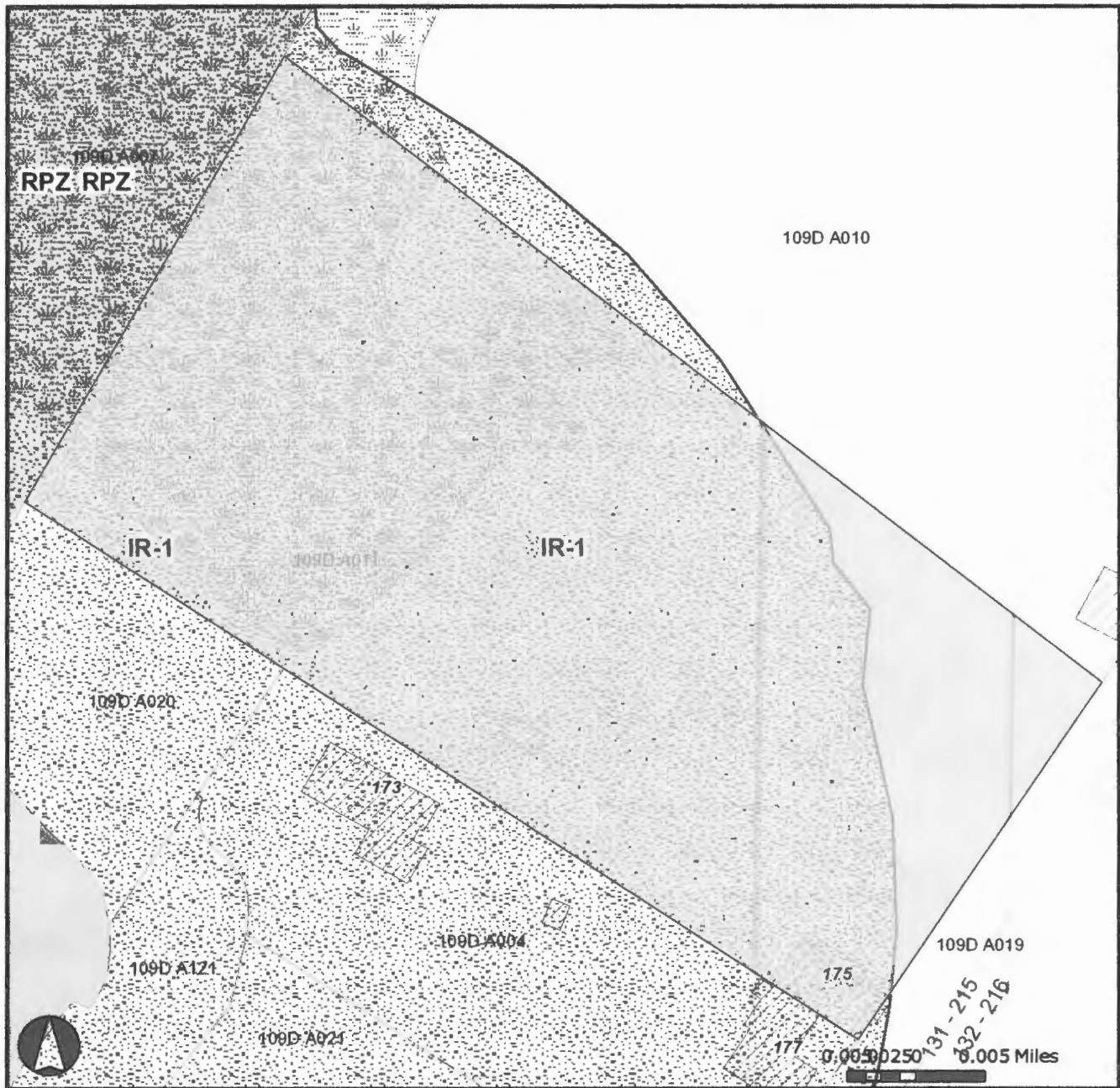
Ocean



0.005 Miles



Map



Parcels	Shoreland Overlay Zone	Zoning (continued)	Zoning (continued)
		R1 Residential	C25
Parcels	Stream Overlay Zone	R2 Residential	C26
	Stream_protection	R3 Residential	C27
Parcels	Island Zoning	R4 Residential	C28
	C43	R5 Residential	C29
Parcels	I-B	R6 Residential	C30
Interstate	I-TS	ROS Recreation Open	C31

Rainbow Attic Stairs Home

Galaxy <i>Remote Control</i>	Prestige <i>Top of the Line</i>	Star <i>Mid-Range</i>	SteelWood <i>Entry Level Wood</i>	ProTech <i>Fire Rated</i>	WallAccess <i>Vertical Entry</i>	Lofty <i>Loft Access</i>
--	---	---------------------------------	---	-------------------------------------	--	------------------------------------

Customer Service Stair Selector Installation Guide Literature
 Show Calendar Reviews CAD Drawings Become A Dealer Useful Links Site Map Where To Buy

Top Of The Line

“Prestige” Telescoping Attic Stairs

- _____ Grab Handles for home safety
- _____ Strong 3/4" melamine finish MDF frame
- _____ Steel frame with 2" self finishing flange and double weatherstripping (no trim casing needed) to reduce drafts & air leakage from the attic
- _____ All steel, 4' telescoping handrail for home safety when going up or down stairs
- _____ Melamine finish (both sides) insulated door with 2" Styrofoam core - R-15 for energy conservation
- _____ Powder coated steel "scissor" in color. Self adjusting stair rise
- _____ All steel tread - 350 lb. Capacity
- _____ Protective floor bumpers

For suggested retail pricing, [click here](#)

[Find a Dealer](#)

- Beautifully rugged
- Double steel "scissor" action
- Engineered for safety
- Energy efficient
- Extension heights from 7' 4" to 11' 6"
- Long life powder coated finish
- A pleasure to use...

...And even more, Rainbow Prestige offers the simplest, quickest installation in the business

Insulated Attic Door

Folding Metal Stairs

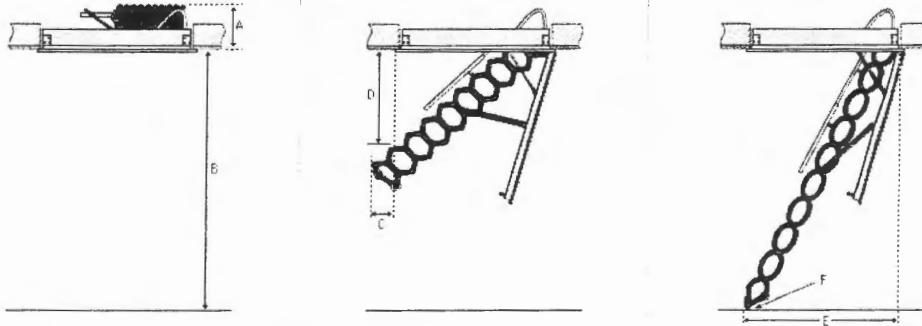
Protective Floor Bumpers

Rainbow Attic Stairs Model #	Stairs Color	Stairs Rough Opening Size	Stair Frame Dimensions	Tread Width	Unit Weight	# of Steps	Floor to Ceiling Height Range	Attic Stairs Projection	Landing Space
M2236 - as assembled	WHITE	22 1/2" X 36"	22" x 35 1/2"	12"	100 lbs	9	7'-4" to 7'-10"	24"	45"
- Add one step						10	Over 7'-10" to 8'-6"	30"	47"
- Add two steps						11	Over 8'-6" to 9' 6"	35"	49"
M2254 - as assembled	YELLOW	22 1/2" X 54"	22" x 53 1/2"	12"	117 lbs	9	7'-4" to 8'-2"	8"	50"
- Add one step						10	Over 8'-2" to 9'-0"	12"	53"
- Add two steps						11	Over 9'-0" to 9' 10"	16"	57"
M2254H - as assembled	ORANGE	22 1/2" X 54"	22" x 53 1/2"	12"	124 lbs	12	9'-10" to 10'-8"	24"	61"
- Add one step						13	Over: 10'-8" to 11'-6"	26"	65"
M2554 - as assembled	BLUE	25 1/2" X 54"	25" x 53 1/2"	14"	119 lbs	9	7'-4" to 8'-2"	8"	50"
- Add one step						10	Over 8'-2" to 9'-0"	12"	53"
- Add two steps						11	Over 9'-0" to 9' 10"	16"	57"
M3060S - as assembled	GREEN	30" X 60"	29 1/2" x 59 1/2"	16"	144 lbs	9	7'-4" to 8'-2"	2"	50"
- Add one step						10	Over 8'-2" to 9'-0"	6"	53"
- Add two steps						11	Over 9'-0" to 9' 10"	10"	57"
M3060H - as assembled	RED	30" X 60"	29 1/2" x 59 1/2"	16"	158 lbs	12	9'-10" to 10'-8"	19"	61"
- Add one step						13	Over: 10'-8" to 11'-6"	23"	65"

All Rainbow Attic Stair units include additional steps required to achieve ranges shown.



Rainbow Attic Stair colors are specific to rough opening size and extension range.

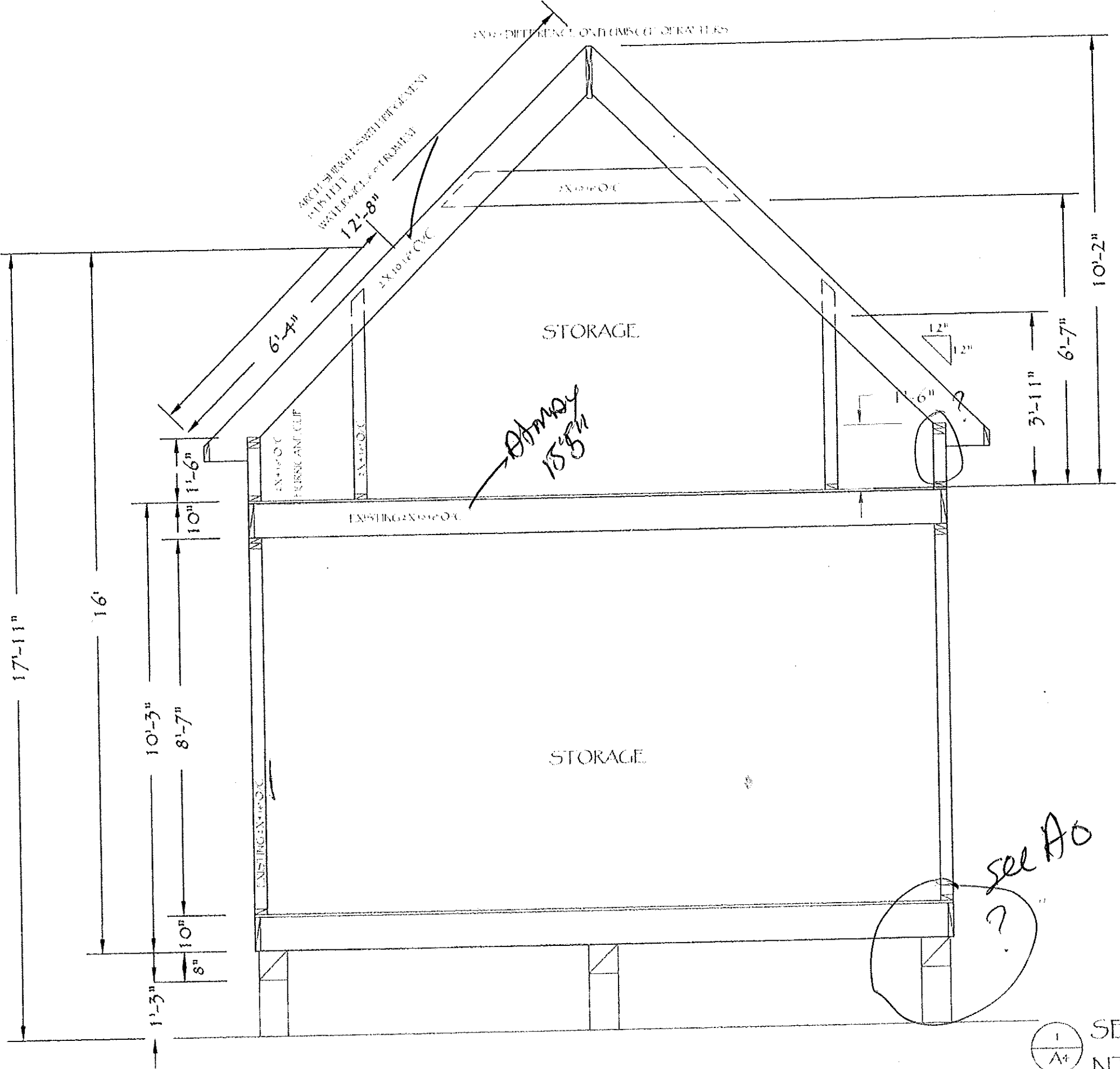


A. 16"
 B. Floor to ceiling height

C. Projection while opening
 D. Height from ceiling at point of stair projection.
 E. Projection while closed
 F. Projection while closed



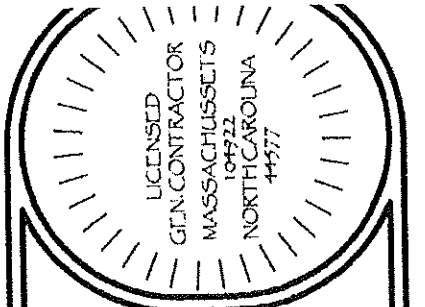
HEIGHT OF BUILDING



Handwritten note: 15' 5"

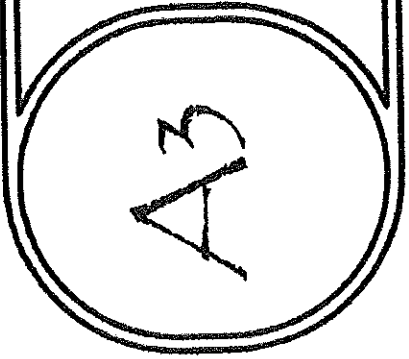
Handwritten note: see A0

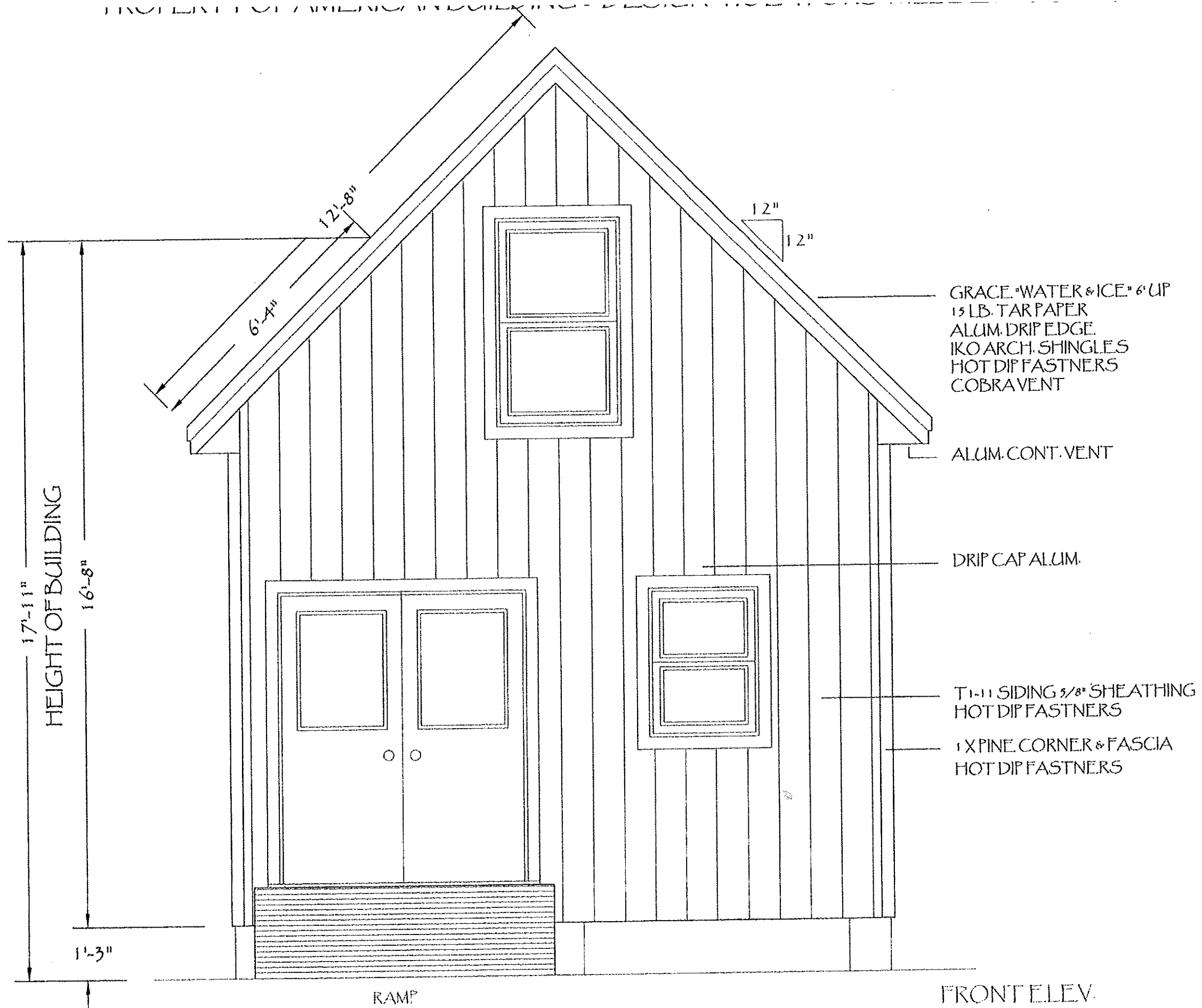
SECTION
NTS



DATE: 10-2-2011
 DRAWN BY: GAT
 PROJECT:
 CLIFF ISLAND
 PORTLAND, ME

AMERICAN BUILDING & DESIGN
 3 SMITHWELL ROAD
 DOVER, NH 03820 (603) 749-6683





17'-11"
HEIGHT OF BUILDING

16'-8"

1'-3"

12'-8"

6'-4"

12"

12"

RAMP

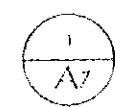
GRACE "WATER & ICE" 6' UP
15 LB. TARPAPER
ALUM. DRIP EDGE
1/2" ARCH. SHINGLES
HOT DIP FASTNERS
COBRA VENT

ALUM. CONT. VENT

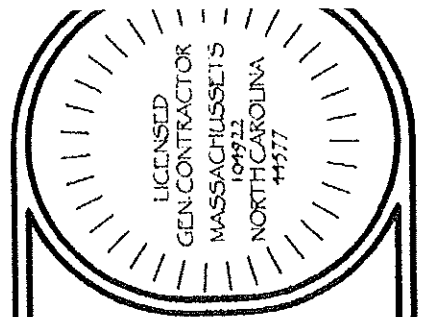
DRIP CAP ALUM.

T1-11 SIDING 5/8" SHEATHING
HOT DIP FASTNERS

1" X PINE CORNER & FASCIA
HOT DIP FASTNERS



FRONT ELEV.
NORTH SIDE
NTS



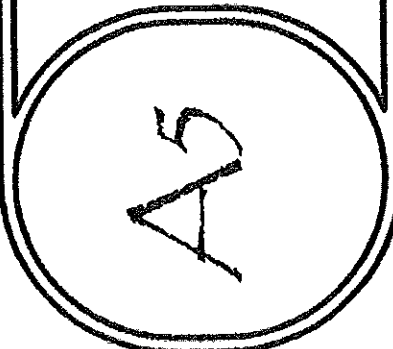
DATE: 10-2-2011

DRAWN BY: GAT

PROJECT:

CLIFF ISLAND
PORTLAND, ME

AMERICAN BUILDING & DESIGN
3 SMITHWELL ROAD
DOVER, NH 03820 (603) 749-6683



PROPERTY OF AMERICAN BUILDING & DESIGN. VIOLATORS WILL BE PROSECUTED

Dept. of Building Inspections
City of Portland Maine
OCT 25 2011

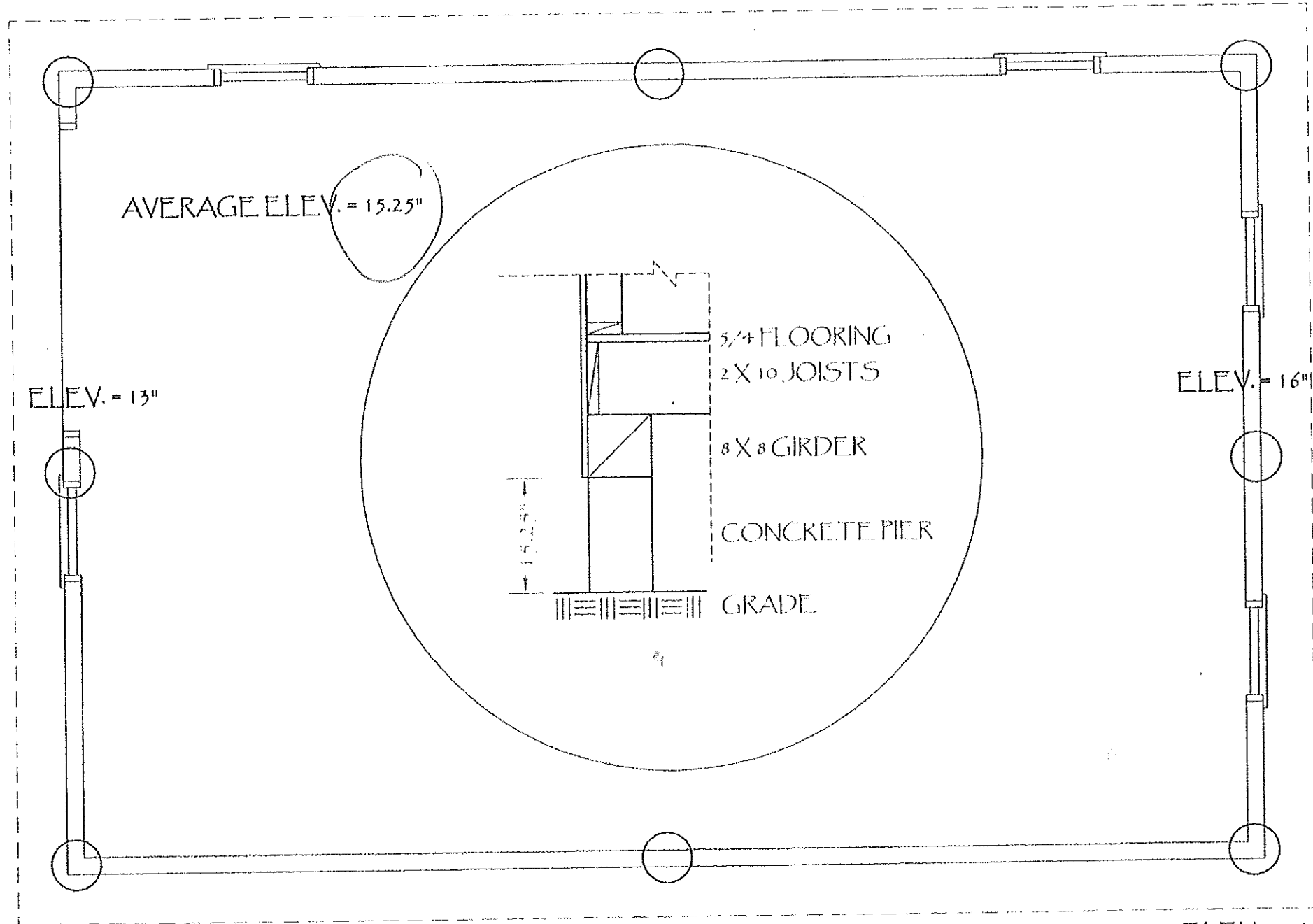
RECEIVED

SOUTH

ELEV. = 10"

ELEV. = 16"

ELEV. = 15"

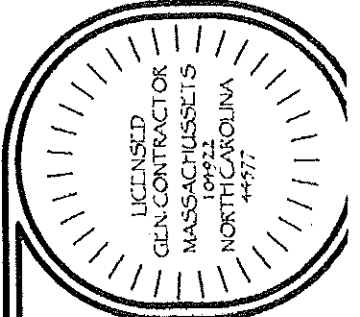


NORTH

WEST

EAST

GRADE HEIGHT
NTS



DATE: 10-2-2011

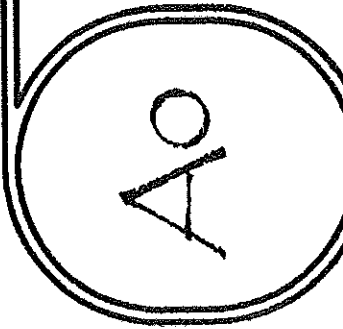
DRAWN BY: GAT

PROJECT:
CLIFF ISLAND
PORTLAND, ME

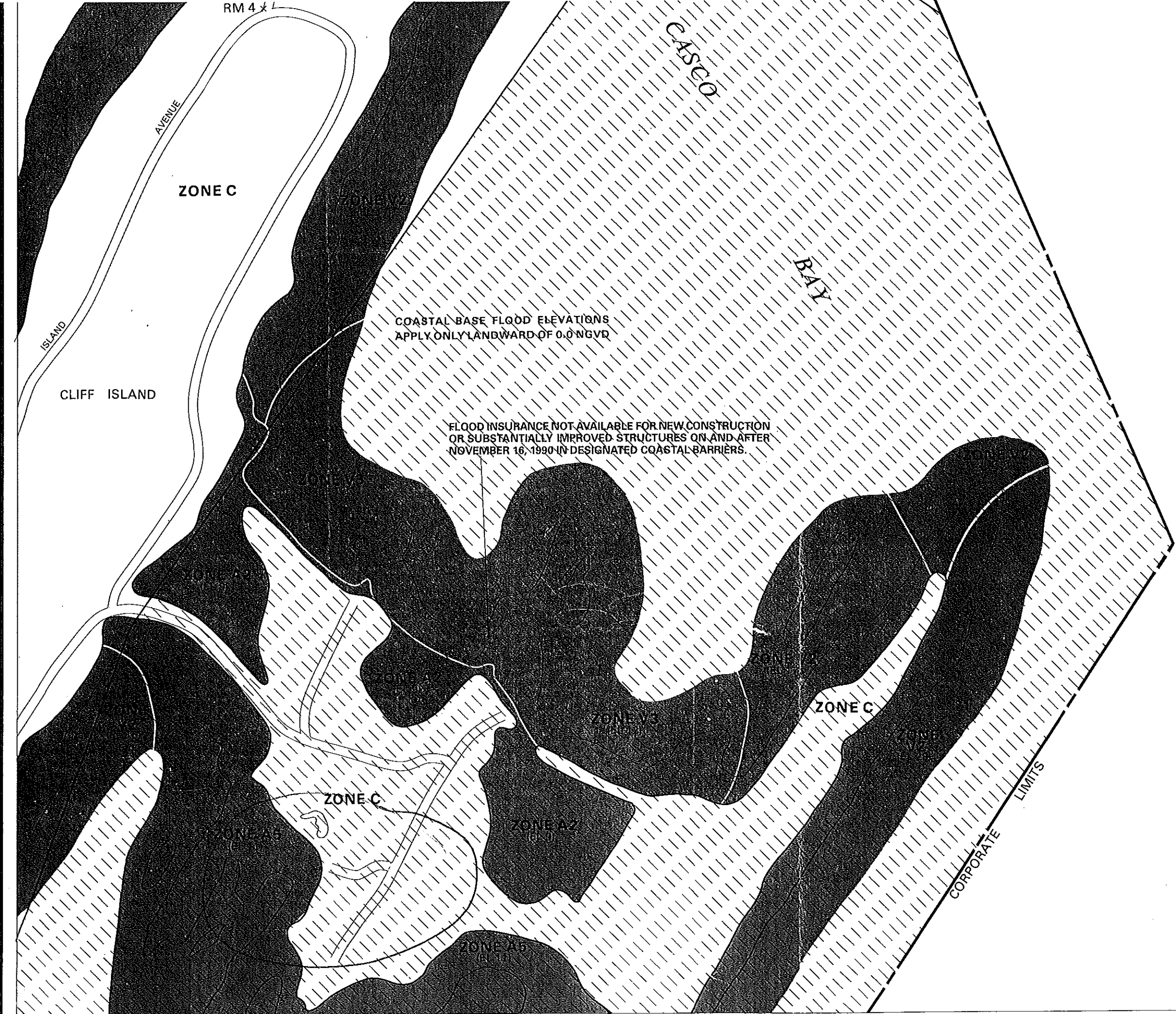
AMERICAN BUILDING & DESIGN

3 SMITHWELL ROAD

DOVER, NH 03820 (603) 749-6683



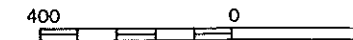
PROPERTY OF AMERICAN BUILDING & DESIGN. VIOLATORS WILL BE PROSECUTED



To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program.



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE

CITY OF PORTLAND, MAINE
CUMBERLAND COUNTY

PANEL 5 OF 17
(SEE MAP INDEX FOR PANELS)

JAN 20 2010

-NOTE-

THIS MAP INCORPORATES APPROXIMATE COASTAL BARRIER RESOURCES FROM THE NATIONAL COASTAL BARRIER IMPROVEMENT ACT.

COMMUNITY-PLAN



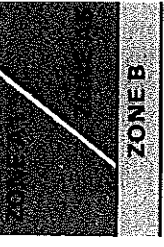


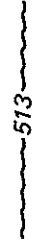

23

J



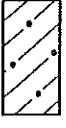


Federal Emergency Management Agency

KEY TO MAP

- 500-Year Flood Boundary 
- 100-Year Flood Boundary 
- Zone Designations*  ZONE B
- 100-Year Flood Boundary 
- 500-Year Flood Boundary 
- Base Flood Elevation Line With Elevation In Feet**  513
- Base Flood Elevation in Feet Where Uniform Within Zone** (EL 987)
- Elevation Reference Mark RM7X
- Zone D Boundary 
- River Mile ● M1.5

UNDEVELOPED COASTAL BARRIERS†

-  Identified 1983
-  Identified 1990
-  Otherwise Protected Areas

†Coastal barrier areas are normally located within or adjacent to special flood hazard areas.

**Referenced to the National Geodetic Vertical Datum of 1929

***EXPLANATION OF ZONE DESIGNATIONS**

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
AO	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas. The community map repository should be consulted for possible updated flood hazard information prior to use of this map for property purchase or construction purposes.

Coastal base flood elevations apply only landward of 0.0 NGVD, and include the effects of wave action; these elevations may also differ significantly from those developed by the National Weather Service for hurricane evacuation planning. Areas of special flood hazard (100-year flood) include Zones A, A1-A30, AH, AO, A99, V, and V1-V30.

Certain areas not in the special Flood Hazard Areas may be protected by flood control structures.

For adjoining map panels see separately printed Map Index.

INITIAL IDENTIFICATION:

APRIL 29, 1977

FLOOD HAZARD BOUNDARY MAP REVISION:

NONE

FLOOD INSURANCE RATE MAP EFFECTIVE:

JULY 17, 1986

FLOOD INSURANCE RATE MAP REVISIONS:

July 15, 1992 - to add undeveloped coastal barriers.

ION
14-inch spruce in
Island Avenue on

CORPORATE LIMITS

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program, at (800) 638-6620.



APPROXIMATE SCALE