

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0628	Issue Date:	CBL: 087 NN004001
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Location of Construction: 14 CENTENNIAL ST PEAKS ISL	Owner Name: ZIMMERMAN WILLIAM B & PA	Owner Address: PO BOX 7637	Phone:
Business Name:	Contractor Name: Bill Bunton	Contractor Address: 87 Middle Road Cumberland	Phone: 653-7650 2077740111
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: IR-2

Past Use: Single Family Home - see permit #10-0843	Proposed Use: Single Family Home - build new 2 story wood frame house & permit two sheds, one 10' x 12' & one 8' x 12' which will be relocated to meet the 15' side setback (old house being demolished afterwards -	Permit Fee: \$2,595.00	Cost of Work: \$250,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB <i>TRC 2003</i>	

Proposed Project Description: build new 2 story wood frame house & permit two sheds, one 10' x 12' & one 8' x 12' which will be relocated to meet the 15' side setback (old house being demolished afterwards - permit #10-0843)	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 06/03/2010	 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.. <p>PERMIT ISSUED</p> <p>AUG - 3 2010</p> <p>City of Portland</p>		Special Zone <input checked="" type="checkbox"/> S- <i>Closed to has been sent</i> <input type="checkbox"/> Fk <input type="checkbox"/> Subdiv <input checked="" type="checkbox"/> Site Plan 2010-0013 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Or will card. h... Date: 7/14/10 <i>Ann</i>	 zoning Appeal <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 <i>ABN</i> 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

7-21-10

original condition sheet not w/ permit reprinted for G. Drive
Spoke with Bill re surveyor surveyor will send letter regarding re
setbacks

Survey letter requires Before Backfill -
Setbacks cannot be confirmed
hole at 48" depth smt

2-24-11 DWM Bill Buntan 653-7658 Dave MacWilliam

Arch Bill Zimmerman Plumbing vent breaks horizontal
~~below~~ below 6" above flood rim level, Island waste a vent
incomplete, fire block walls at drop ceilings, provide revised plans

3-10-11 DWM Bill Buntan Bill Zimmerman Corrections
made except a Per review of revised plans The following is noted

There are no metal connectors in the attic as the plan requires
center post is 3.5x3.5 versalam, plans call for 4x6

Structural Engineer to review electrical hole in versalam post.

4-12-11 DWM Rec'd Structural Engineers substantial
conformance letter

9-1-11 DWM Bill, Jim Final Fall

11-10-11 DWM Bill, Jim Final Pass



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development

Building Inspections Division

Location: 14 CENTENNIAL ST

CBL: 087-NN-004-001

Issued to: WILLIAM B & PATTY T ZIMMERMAN JTS

Date Issued: 11/10/2011

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2011-02-407-UI, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire House

APPROVED OCCUPANCY

Use Group R-3, Type 5B, IRC 2003

Approved:

11-10-2011

(Date)

Inspector

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

Inspections Division Director



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 14 CENTENNIAL ST

CBL: 087-NN-004-001

Issued to: WILLIAM B & PATTY T ZIMMERMAN JTS

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Approved:

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(Date)

Inspector

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Inspections Division Director

Structural Integrity

Consulting Engineers, Inc.

April 4, 2011

Mr. Jim Greenwell
158 Island Avenue
Peaks Island, ME 04108

87 N N S

Reference:
Framing Observation at Rose Cottage
14 Centennial Street
Peaks Island
Portland, Maine

Structural Integrity Job Number: 10-0037.1

Dear Jim,

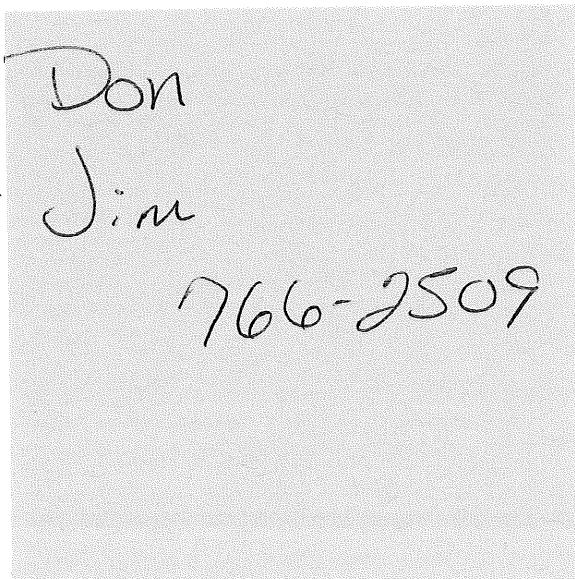
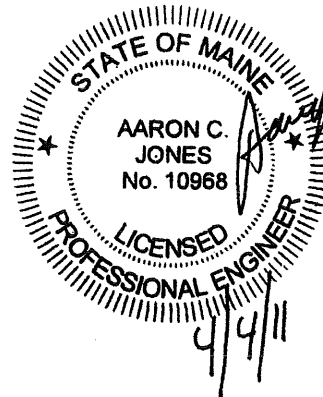
This letter is to confirm that a representative of this office visited the above referenced site on 3/22/11 to observe the completed framing for the new cottage.

Based on our observations, along with instructions to the contractor and photos we are of the opinion the framing has been complete in substantial conformance to the construction documents.

Sincerely,



Aaron C. Jones, P.E., SECB, LEED AP
President



RECEIVED

APR - 6 2011

Dept. of Building Inspections
City of Portland Maine

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Please Read
Application And
Notes, If Any,
Attached

This is to certify that ZIMMERMAN WILLIAM B & PATTY T ZIMMERMAN JTS/BH
has permission to build new 2 story wood frame house & permit two sheds, one 10' x 12' & one 8' x 12' which will be relocated to
AT 14 CENTENNIAL ST PEAKS ISLAND next to the 15' wide setback (old house being demolished reference permit #10 0842)
CBL 087 NN004001

AUG - 3 2010

City of Portland

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise 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

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

20

Received from

Location of Work

Cost of Construction

\$

Building Fee:

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

Total:

Building (IL)

Plumbing (IS)

Electrical (I2)

Site Plan (U2)

Other

CBL:

Check #:

Total Collected \$

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

Taken by:

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

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 Inspection 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 with construction.

 X Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

 X Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space

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

 X 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.

The project cannot move to the next phase prior to the required inspection and approval to continue, **REGARDLESS OF THE NOTICE OR 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.

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
10-0628	06/03/2010	087 NN004001

Location of Construction:	Owner Name:	Owner Address:	Phone:
14 CENTENNIAL ST PEAKS ISL	ZIMMERMAN WILLIAM B & PA	PO BOX 7637	
Business Name:	Contractor Name:	Contractor Address:	Phone
	Bill Bunton	87 Middle Road Cumberland	(207) 774-0111
Lessee/Buyer's Name	Phone:	Permit Type:	
		Single Family	

Proposed Use:

Single Family Home - build new 2 story wood frame house & permit two sheds, one 10' x 12' & one 8' x 12' which will be relocated to meet the 15' side setback (old house being demolished afterwards - permit #10-0843)

Proposed Project Description:

build new 2 story wood frame house & permit two sheds, one 10' x 12' & one 8' x 12' which will be relocated to meet the 15' side setback (old house being demolished afterwards - permit #10-0843)

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/02/2010
Note: **Ok to Issue:** ✓

- 1) This permit is being issued with the condition that the shed (8" x 12') on the left side of the property be relocated to meet the 15' side setback. At this point it is 14' from the side property line.
- 2) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.
- 3) This property shall remain a single family dwelling. The existing single family home must be demolished before the certificate of occupancy is issued for the new house. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 08/03/2010
Note: **Ok to Issue:** ✓

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 3) 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.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 5) Those building a new single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 07/27/2010
Note: **Ok to Issue:** ✓

- 1) 11. All existing vegetation on site shall be saved and/or protected during construction to the greatest extent practicable.
- 2) 10. Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 3) All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).
- 4) NO CHANGE IN GRADING IS PROPOSED. ANY CHANGE IN TOPOGRAPHY SHALL REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE CITY.

Location of Construction: 14 CENTENNIAL ST PEAKS ISL	Owner Name: ZIMMERMAN WILLIAM B & PA	Owner Address: PO BOX 7637	Phone:
Business Name:	Contractor Name: Bill Bunton	Contractor Address: 87 Middle Road Cumberland	Phone: (207) 774-0111
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

- 5) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 6) A street opening permit(s) may be required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 7) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 8) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 9) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 10 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 11 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:

6/8/2010-amachado: Need to do a little more research before call architect.

6/9/2010-amachado: Spoke to Gerald Weinand. Need full size scalable plans. He said that the owners wanted to use the same footprint but raise the roof on the gable part, relocate the footprint, flipping it 180 degrees & rotate it to be parallel with the road. I told him that rebuilding a legally nonconforming structure means keeping the same shell. He asked about section 14-436(a) but I said that had restrictions with raising the roof etc. We talked about using the average of the yards on either side on Centennial to be able to slide the building forward and meet the 25' rear setback. If this works then could build the proposed building and not be constrained by section 14-436. We would need a chain of title. He said that he would get back to me.

6/14/2010-amachado: Received revised siteplan & scalable building plans on June 11, 2010. Proposed house is now meeting the average front yard setback. Spoke to Gerald Weinand. Need copy of the notices to abutters regarding the demolition. Need deed going back to July 1985 to show that lot of record. Need complete siteplan that shows all the requirements for a new single family home. Need to permit two existing sheds and bring them into compliance.

6/22/2010-amachado: Received Chain of title for 087 NN004 & 005. Received copy of demo letter to abutters.

7/1/2010-gg: received additional site plans as of 06/29/2010. Site plans are with permit, gave to Ann. /gg

7/2/2010-amachado: Spoke to Gerald Weinand. Site plan needs to show that lot 8 is part of the property. The two sheds need to be permitted and the 10' x 12' shed needs to be relocated to meet the 15' side yard setback.

7/9/2010-amachado: Received revised siteplan including lot #8 as part of the plan. Also the plan indicates that the shed will be relocated to meet the setbacks. Spoke to contractor at the counter. The owner is going to separate the application into a demo permit and the new single family home permit.

7/16/2010-amachado: Received separate demolition permit for the property.

16 College Avenue
Gorham, Maine 04038
Phone (207) 839-2090
Fax (207) 839-6361

.....

Northeastern Land Surveying

October 3, 2010

City of Portland Building Inspections Division
389 Congress Street
Portland, Maine 04101

Dear Sir or Madam:

On October 3, 2010, Northeastern Land Surveying performed an onsite inspection of the property owned by William and Patty Zimmerman at 14 Centennial Street on Peaks Island and further designated as lots 4, 5 and 8 on the City of Portland tax map 87, section NN.

We found the southeasterly corner of the existing concrete foundation to be 49.69' from the southerly boundary line of the property and 8.33' from Centennial Street, the northeasterly corner to be 8.40' from Centennial Street, and the northwest corner to be 25.23' from City View Road.

Sincerely,



Gene Schleh, PLS 2063
President
Northeastern Land Surveying

jjs

.....

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy

Marge Schmuckal

2010-0013

Application I. D. Number

6/3/2010

Application Date

Single Family Home

Project Name/Description

Zimmerman William B &

Applicant

Po Box 7637 , York , PA 17404

Applicant's Mailing Address

Bill Bunton

Consultant/Agent

Agent Ph: (207)653-7650

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

14 - 14 Centennial St, Portland, Maine

Address of Proposed Site

087 NN004001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☒ New Building ☐ Building Addition ☐ Change Of Use ☒ Residential ☐ Office ☐ Retail

☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Apt 0 ☐ Condo 0 ☐ Other (specify) _____

0

Proposed Building square Feet or # of Units

Acreage of Site

Proposed Total Disturbed Area of the Site

Zoning

Check Review Required:

☐ Site Plan (major/minor)

☐ Zoning Conditional - PB

☐ Subdivision # of lots _____

☐ Design Review

☐ Amendment to Plan - Board Review

☐ Zoning Conditional - ZBA

☐ Shoreland

☐ Historic Preservation

☐ DEP Local Certification

☐ Amendment to Plan - Staff Review

☐ Zoning Variance

☐ Flood Hazard

☐ Site Location

☐ After the Fact - Major

☐ Stormwater

☐ Traffic Movement

☐ Housing Replacement

☐ After the Fact - Minor

☐ PAD Review

☐ 14-403 Streets Review

☐ Other _____

Fees Paid: Site Plan \$50.00 Subdivision _____

Engineer Review \$250.00

Date 6/3/2010

Zoning Approval Status:

Reviewer _____

☐ Approved

☐ Approved w/Conditions
See Attached

☐ Denied

Approval Date _____

Approval Expiration _____

Extension to _____

☐ Additional Sheets
Attached

☐ Condition Compliance

signature

date

Performance Guarantee

☐ Required*

☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit Issue

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate of Occupancy

date

☐ Conditions (See Attached)

expiration date

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date

☐ Defect Guarantee Released

date

signature

RECEIVED

JUN 22 2010

Dept. of Building Inspections
City of Portland Maine

MEMORANDUM

TO: Gerald Weinand, Bill Zimmerman
FROM: Brenda M. Buchanan, Esq.
RE: Chain of Title - Property of William B. and Patty T. Zimmerman at 14
Centennial Street, Peaks
DATE: June 15, 2010

Following is the chain of title for the property at 12 Centennial Street, Peaks Island
(Tax Map 87, Block NN, Lots 4 & 5). All Book/Page references are to the
Cumberland County Registry of Deeds.

ZIMMERMAN, William B. and Patty T.
Book 26367, Page 101 ? September 29, 2008
?
?

GROEGER, Donald
Book 15828, Page 116 October 14, 2000
?
?
?

ESTATE OF LILLIAS M. W. GROEGER
Lillias R. Martin and
Nano Scott Zachery
Co-Personal Representatives

?
?
?
Certificate and Abstract
Book 15308, Page 3 January 26, 2000

?
?
?
GROEGER, Lillias M.W.
Donald W. died 9/11/79, Lillias M.W. surviving joint
tenant

?
?
?
GROEGER, Donald W.
and Lillias M.W. as JT
Book 4005, Page 233 April 29, 1977

?
?
?

TUNSTALL, Howard W. Jr.
and Margaret A.
Book 3258, Page 177

June, 1972

87-NW-008

William & Patsy Zimmerman
13412/283

10/1/47

↓

Kathleen I. MacPherson
7844/113

6/24/87

↓

John & Margaret Hayden
4970/213

6/9/82

(from Atlantic Federal Savings & Loan)

87-AM-8
007

WARRANTY DEED BK 7844 PG 0113
Joint Tenancy
Maine Statutory Short Form

037048

Know all Men by these Presents,

That John J. Hayden and Margaret K. Hayden

of Portland, County of Cumberland, State of Maine

~~hereby acknowledged~~, for consideration paid, grant to

Kathleen I. MacPherson

of Portland, County of Cumberland, State of Maine

whose mailing address is 23 Sheridan Street
Portland, Maine 04101

with warranty covenants ~~as follows~~ the land in Portland, County of Cumberland
State of Maine, described as follows:

A certain lot or parcel of land with any buildings
thereon described in Schedule A attached hereto
and incorporated herein by reference.

And

~~grantee of said grantor releases all rights in the premises being conveyed~~

Witness our hand and seal this 24th day of the month of

June, 19 87.

Signed, Sealed and Delivered

in presence of

W.D.P.

John J. Hayden
John J. Hayden

Margaret K. Hayden
Margaret K. Hayden

State of Maine, County of Cumberland ss. June 24, 19 87

Then personally appeared the above named John J. Hayden

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

W.D.P.
Attorney at Law

Notary Public

Printed Name:

William P. Denley

Same as
4970-
013

BK 7844 PG 0114

SCHEDULE A

Two certain lots or parcels of land with the buildings thereon, situated on the westerly side of Peaks Island within the limits of the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

PARCEL ONE: BEGINNING on the southwesterly side of Centennial Street at the southeasterly corner of the first lot of land conveyed by Cornelia U. Fisher to Walter C. Brewer by deed dated January 22, 1902 and recorded in Cumberland County Registry of Deeds, Book 712, Page 121; thence southwesterly along the southeast side of the said Brewer land 64.44 feet, more or less, to a contemplated street; thence southeasterly by said contemplated street, thirty (30) feet to a point; thence northeasterly at right angles with the last described line, and holding a distance of thirty (30) feet from said Brewer line 65.32 feet, more or less, to Centennial Street; thence northwesterly by said Centennial Street, thirty (30) feet to point of beginning.

PARCEL TWO: BEGINNING at a point on the westerly side line of said contemplated street, said point being the southeasterly corner of the second lot of land conveyed by Cornelia U. Fisher to Walter C. Brewer by deed dated January 22, 1902, and recorded in Cumberland County Registry of Deeds, Book 712, Page 121, and is marked by an iron pipe driven in the ground, said point being called Point No. 1; thence southerly along said westerly side of said contemplated street, eighty eight (88) feet to a point; said point being called Point No. 2; and from said two points to run by lines, to wit, from Point No. 1 by a line making an exterior angle with the said westerly line of said contemplated street of $88^{\circ} 33'$ seventy six (76) feet to a point; thence by a line making an angle to right with last described line of $5^{\circ} 54'$, 101.25 feet, more or less, to the northerly side of the Fisher Wharf, so-called, and from said Point No. 2 by a line making an interior angle with the said westerly side line of said contemplated street of $91^{\circ} 26'$, 181.68 feet to a point in the bulkhead built at the foot of the bank at about highwater mark, said line from No. 2 passes through an old stone monument set in the ground at the top of the bank at the shore.

Meaning and intending to convey and hereby conveying the same premises conveyed to grantors herein by deed of Atlantic Federal Savings and Loan Association dated June 9, 1982 recorded in said Registry of Deeds in Book 4970, Page 213.

RECORDED
RECORDED REGISTRY OF DEEDS

1987 JUN 26 AM 10:47

CUMBERLAND COUNTY

James J. Walsh

Applicant: William Zimmerman

Date: 6/14/10

Address: 14 Centennial St., P.I.

C-B-L: 87- NN- 4,5'8"

Permit # 10-0628

CHECK-LIST AGAINST ZONING ORDINANCE

Date - old house built 1900 - demolish it & build new sing h. family home.

Zone Location - IR-2

Interior or corner lot -

Proposed Use/Work - build new ² story cottage

Sevage Disposal - City

Lot Street Frontage - 70' min - 156' s. n. e. r

Front Yard - 25' or average of front yards on abutting bks. - average is $5.22 + 3.97 = 9.19$
- 12' s. n. e. r OK $= 224.6'$

Rear Yard - 25' min - 26' s. n. e. r OK

Side Yard - 20' min - 78.5' on right. scaled OK
- 47' on left scaled OK

Projections -

Width of Lot - 80' min - 156' scaled

Height - 35' max - 22' scaled

Lot Area - 29,000 sq ft min - lot of record 11,144 sq ft OK $\rightarrow 5,000$ min

Shed #1 = (96' b) - front 4.6' min - 8.5' scaled OK
- rear 10' min - 6.5' scaled OK
- side 15' min - 14' scaled

Shed #2 = 120' b - front 4.6' min - 7.5' scaled OK
- rear 10' min - 5.5' scaled OK
- side 11' min - 16' scaled

Lot Coverage Impervious Surface - 20% of 11,144 sq ft = 2228.8 sq ft

- 755 sq ft proposed OK
743.5 sq ft have
216.0 sq ft sheds (96' & 120')

959.5 sq ft

Area per Family - N/A

Off-street Parking - existing gravel d.w.

Loading Bays - N/A

Site Plan - minor/minor 2010-0013

Shoreland Zoning/ Stream Protection - ~~land~~ ^{lot} in shoreland but lot starts well beyond 75' setback.

Flood Plains - panel 15 - zone C

14 Centennial

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL		
Footings Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	4'-0" frost wall 10"x20" footing	} OK
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	drainage shown	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	3 shown	
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2"x8" 32"oc - OK	
① Lally Column Type (Section R407)	Need 3.2x12's in rear + OK posts need to be added from 2nd flr to Basement	
Girder & Header Spans (Table R 502.5(2))		
Built-Up Wood Center Girder Dimension/Type	2x6 PT	
Sill/Band Joist Type & Dimensions		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's -	Amendment OK GPI 20 9 1/2 @ 16"oc
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's -	OK 2x10 OK
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	2x10's -	OK

R802.4(2))		
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x10's	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	OK	
Fastener Schedule (Table R602.3(1) & (2))	per IRC	
Private Garage (Section R309) Living Space ? (Above or beside)	N/A	
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)	N/A	
② Emergency Escape and Rescue Openings (Section R310)	not shown —	OK
Roof Covering (Chapter 9)	OK	
③ Safety Glazing (Section R308)	Need in Bath + stair	— OK
Attic Access (Section R807)	N/A	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	OK	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	OK	

Factor Fenestration		
Type of Heating System	not show	Elec-OK
Means of Egress (Sec R311 & R312)		
Basement		
Number of Stairways /		
Interior /		
Exterior /		
Treads and Risers (Section R311.5.3)	Not shown - winder - int need 6" - OK	
Width (Section R311.5.1)	Not shown - OK	
Headroom (Section R311.5.2)	Not shown - OK	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	no detail - OK	
Smoke Detectors (Section R313)		
Location and type/Interconnected	Not shown - OK	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	OK	

Bath needs to be larger - OK

Balloon framing - OK

From: "Gerald Weinand" <gwdesign@roadrunner.com>
To: "Marge Schmuckal" <MES@portlandmaine.gov>
Date: 1/7/2010 2:56:52 PM
Subject: 14 Centennial 87-NN-4-5

Marge:

Here are the pdf's. The rotated shows the existing building in a new location, actually within the setbacks but slid to the south a bit to take advantage of the views to the west.

Again, I understand that you can't give a definitive answer, but I want to make sure I don't pursue a dead-end.

Cheers

Gerald Weinand
gwdesign
26 Grove Street
Rockland, Maine

975.3945

IR-Z

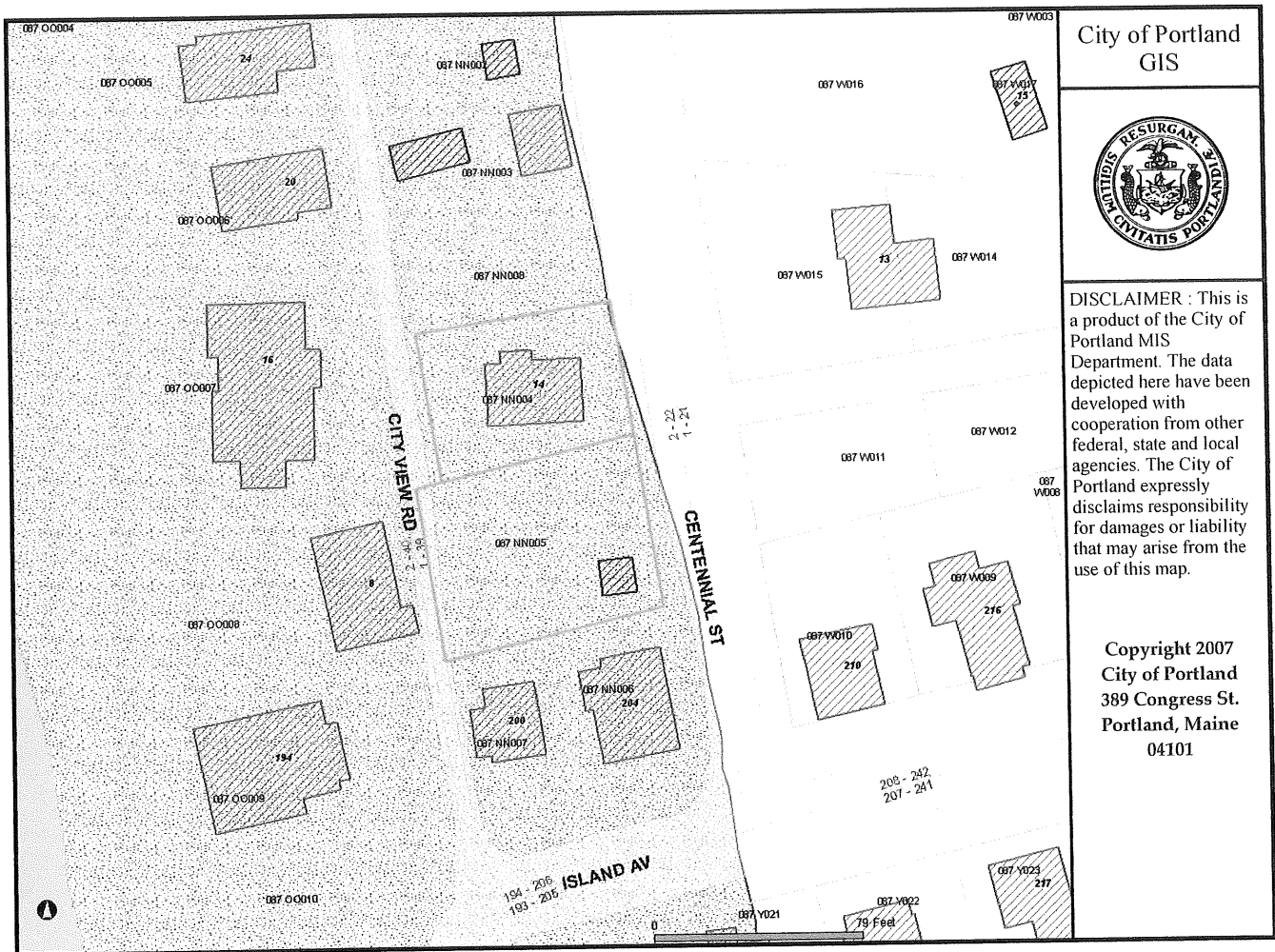
Print G.
Weinand's
e-mail
14 Centennial

14 Centennial

P.I



Current



current location
IR-2

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](#)[browse city services a-z](#)[browse facts and links a-z](#)

Best viewed at
800x600, with
Internet Explorer

CBL	087 NN004001
Land Use Type	SINGLE FAMILY
Property Location	14 CENTENNIAL ST
Owner Information	ZIMMERMAN WILLIAM B & PATTY T ZIMMERMAN JTS
	PO BOX 7637
	YORK PA 17404
Book and Page	26367/101
Legal Description	87-NN-4-5
	CENTENNIAL ST
	PEAKS ISLAND
	9044 SF
Acres	0.208

Current Assessed Valuation:

TAX ACCT NO.	14044	OWNER OF RECORD AS OF APRIL 2009
		ZIMMERMAN WILLIAM B &
		PATTY T ZIMMERMAN JTS
LAND VALUE	\$219,700.00	PO BOX 7637
BUILDING VALUE	\$70,200.00	YORK PA 17404
NET TAXABLE - REAL ESTATE	\$289,900.00	
TAX AMOUNT	\$5,142.84	

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	1900
Style/Structure Type	OLD STYLE
# Stories	1.5
Bedrooms	3
Full Baths	1
Half Baths	1
Total Rooms	6
Attic	NONE
Basement	PIER/SLAB
Square Feet	1092

[View Sketch](#)[View Map](#)[View Picture](#)**Outbuildings/Yard Improvements:**

Card 1

Year Built	1979
Structure	SHED-METAL
Size	7X10
Units	1
Grade	D
Condition	P

Sales Information:

Sale Date	Type	Price	Book/Page
9/30/2008	LAND + BUILDING	\$237,500.00	26367/101
11/3/2000	LAND + BUILDING	\$75,000.00	15828/116
12/11/1999	LAND + BUILDING	\$0.00	/

[New Search!](#)

Lot coverage — $9044 \times 20\% = 1808.8 \text{ max}$



CITY VIEW ROAD

CENTENNIAL STREET

20' SETBACK

SHED

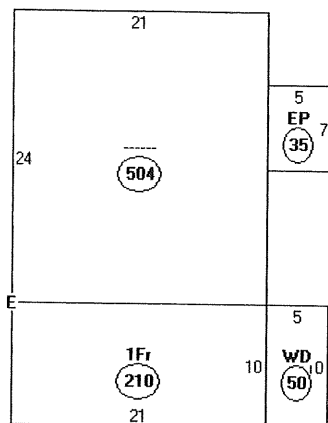
EX. 2 STORY
HOUSE

25' SETBACK

25' SETBACK

20' SETBACK

SHED



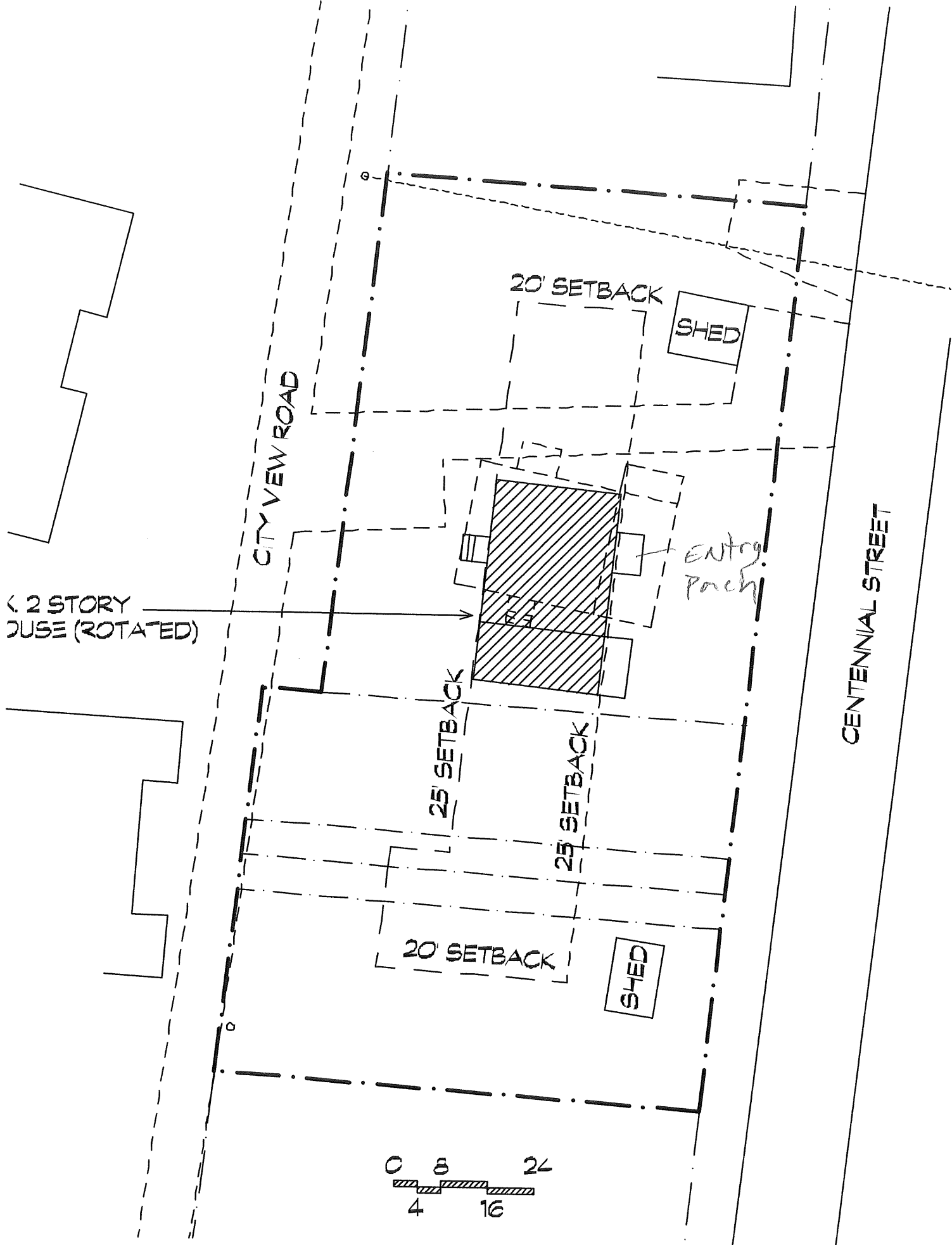
WDuck?

Descriptor/Area

A:
504 sqft
B: EP
35 sqft
C: WD
50 sqft
D: 1Fr
210 sqft
E: RS2
70 sqft

8697

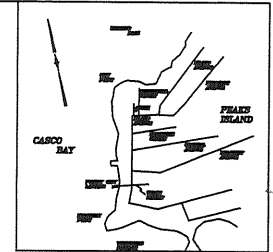
$$9044 \times 20\% = 1808.8^{\text{sq}} \text{ max lot cov.}$$



RECEIVED

JUL - 9 2010

Dept. of Building Inspections
City of Portland Maine



BOUNDARY SURVEY / SITE PLAN OF LAND AT 14 CENTENNIAL STREET PEAKS ISLAND, PORTLAND, MAINE

MADE FOR WILLIAM B. ZIMMERMAN AND PATTY T. ZIMMERMAN
P.O. BOX 7687, YORK PA. 17404

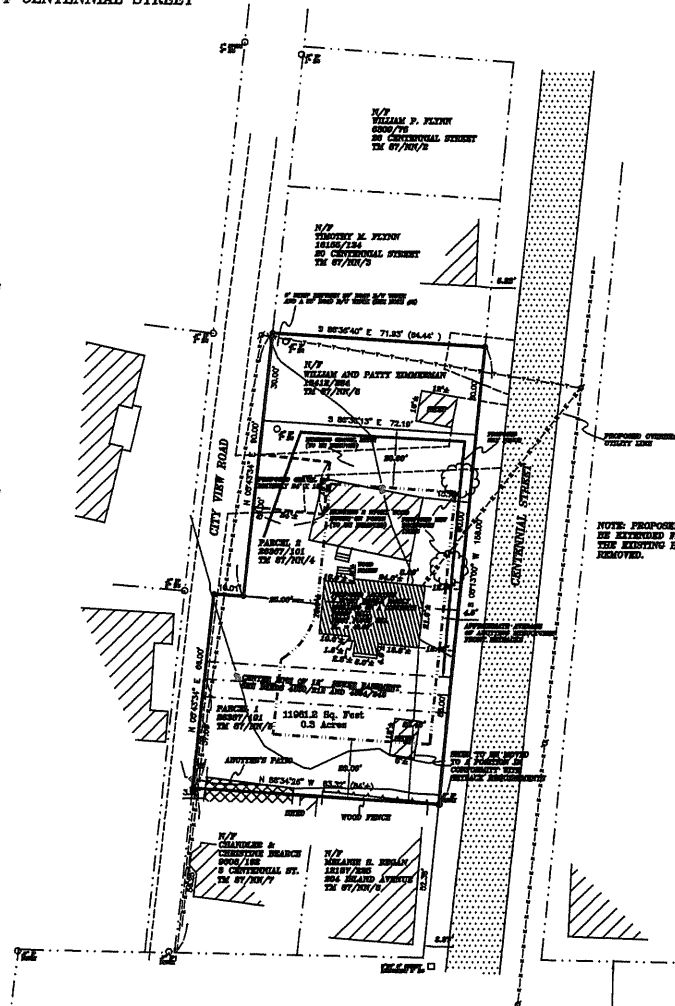
MADE BY NORTHEASTERN LAND SURVEYING
18 COLLEGE AVENUE, GORHAM, MAINE 04038

JUNE 16, 2010 JOB #08-0128 SHEET 1 OF 1
REVISED JULY 8, 2010 TO SHOW ADDITION OF TM 07/20/0

SCALE 1" = 80'
0' 20' 40' 60'

NOTES:

- OWNERS OF RECORD ARE WILLIAM B. ZIMMERMAN AND PATTY T. ZIMMERMAN.
- THE DEEDS OF RECORD ARE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 18418 PAGE 888 AND BOOK 86867 PAGE 101.
- THE CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 87 BLOCK NN LOTS 4, 5 AND 6.
- ZONING: THE PARCEL IS IN THE "B-2" ZONE AND THE SHORELAND PROTECTION ZONE. CURRENT ZONING, STATUS, AND REQUIREMENTS MUST BE CHECKED AND VERIFIED WITH THE CITY OF PORTLAND AND ALL OTHER APPLICABLE REGULATORY BODIES BEFORE BUILDING IMPROVEMENTS OR CONVERTING LAND OR INTEREST.
- CENTENNIAL STREET WAS ORIGINALLY CONSTRUCTED AND TENDERED TO THE CITY OF PORTLAND AS 80' WIDE. THE CITY ACCEPTED CENTENNIAL STREET AS 40' WIDE ON DECEMBER 2, 1900. SEE PORTLAND ROAD RECORDS VOLUME 1 PAGE 296. CITY VIEW ROAD WAS IN THE PAST BEEN KNOWN AS "CENTENNIAL BEACH" AND "CITY POINT ROAD". ITS STATUS AS AN UNACCEPTED PAPER STREET WAS CONFIRMED PER SEPTEMBER 2, 1907 CITY COUNCIL ORDER #04 RECAPTURING STREETS FROM VACATION. THE STATED WIDTH OF CITY VIEW ROAD VARIES ACCORDING TO THE VARIOUS DEED DESCRIPTIONS OF PARCELS OF LAND ALONG THE ROAD AS WELL AS ON THE SURVEY PLANS FOUND IN THE CONDUCT OF THIS PRESENT SURVEY AND LISTED ON THIS PLAN AS "PLAN REFERENCES". PLAN REFERENCE #1 (LAND OF THOMAS TROUT, BY E. THERRASER) INDICATES A 20' WIDTH. HOWEVER INFORMATION WAS FOUND THAT STATES THAT THE COPY OF THIS PLAN AS IT WAS RECORDED IS NOT THE ORIGINAL WHICH IS SAID TO HAVE BEEN "LOST OVERBOARD", BUT RATHER AN ATTEMPT TO RECREATE THE ORIGINAL. THE COPY OF THE PLAN WAS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS 18 YEARS AFTER THE ORIGINAL WAS DRAFTED. THE ORIGINAL DEED DESCRIPTIONS CREATING THE LOT ALONG CITY VIEW ROAD DO NOT REFERENCE THE COPY OF THE PLAN AS RECORDED AS THAT PRE-DATES THAT RECORDED. PLAN REFERENCES #2, #3 AND #4 ALL SHOW A 20' WIDTH OF THE ROAD RIGHT OF WAY. FIELD EVIDENCE FOUND, (i.e. IRON PILES AS PROPERTY MARKERS), ALSO CONFIRM. SOME FIELD EVIDENCE FOUND WOULD INDICATE A 20' RIGHT OF WAY WIDTH WHILE OTHER FIELD EVIDENCE WOULD INDICATE A 30' RIGHT OF WAY WIDTH. FOR THE PURPOSES OF THIS SURVEY A 20' WIDTH IS SHOWN. AN OPTION OF TITLE FOR THE APPROXIMATELY 5' WIDE STRIP OF LAND BETWEEN THE 20' AND 30' RIGHT OF WAY LINES MUST BE OBTAINED FROM A QUALIFIED ATTORNEY BEFORE BUILDING IMPROVEMENTS ON THE STRIP OR CONVERTING LAND OR INTEREST AS UNCERTAINTY EXISTS AND NO DEFINITIVE WIDTH WAS DETERMINED BY THIS SURVEY.
- INFORMATION REGARDING THE FORMER FOOTPRINT OF THE EXISTING HOUSE AS IT HAS EXISTED IN THE PAST BEFORE RECENT DEMOLITION COMES FROM THE CITY OF PORTLAND REAL ESTATE ASSESSMENT RECORDS DATED 1900, 1901 AND 1909. THE LOCATION AND DIMENSIONS SHOWN ON THIS PLAN FOR THE RECENTLY REMOVED IMPROVEMENTS ARE PER THE BUILDING SKETCHES AND PHOTOGRAPHS FROM THESE RECORDS.
- THE PARCEL DOES NOT FALL IN A "SPECIAL FLOOD HAZARD AREA" PER F.E.M.A. SEE COMMUNITY #80001 PANEL #00108, EFFECTIVE DATE JULY 17, 1995.
- UTILITY LOCATION SHOWN IS APPROXIMATE. THIS PLAN MAY NOT SHOW ALL UTILITIES USED OR IN USE. ALL APPROPRIATE OFFICES AND THE DISINFEST PROGRAM SHOULD BE CONSULTED BEFORE DOING ANY EXCAVATION.
- THIS PLAN IS NOT INTENDED TO IMPART LIMITS OR EXTENTS OF FREE TITLE OWNERSHIP. AN OPINION OF TITLE SHOULD BE RENDERED BY AN ATTORNEY.
- NORTHEASTERN LAND SURVEYING AND THE SIGNING SURVEYOR RESERVE THE RIGHT TO BE HELD HARMLESS FROM ALL THIRD PARTY CLAIMS.



LEGEND

○	IRON PILE/IRON PILING (OFF/ON)
●	IRON PILE AND IRON PILING CAP (ON/ON)
□	GRASSY ADJUTMENT PILING (OFF)
+	UTILITY POLE
AB	ADJUT GRASS
BS	BEACH GRASS
TL/TL' (W/A)	FOOTED DISTANCE (RECORD DISTANCE)
N/P	NOT OF RECORD OF
18418/888	CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
TM 07/20/0	TAX MAP/BLOCK/LAT NUMBER
---	RECORDED PROPERTY LINE
---	BARRETT LINE
---	EDGE OF GRAVE, ROAD OR DRIVEWAY
---	APPROXIMATE PROPERTY LINE
---	OVERHEAD UTILITY LINE
---	REPRODUCTION PAVEMENT
---	EXISTING BUILDINGS

PLAN REFERENCES:

- "A PLAN A PIECE OF LAND ON PEAKS ISLAND BELONGING TO THOMAS TROUT" (SIC) DATED OCTOBER 2, 1900. BY E. THERRASER. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 3 PAGE 42.
- "PLAN OF LAND ON PEAKS ISLAND, MAINE BELONGING TO ERS OF E.F. & E.M. SKILLINGS" UPDATED. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 11 PAGE 101.
- UNUTILIZED PLAN SHOWING A PROPOSED WIDENING OF CENTENNIAL STREET. CIRCA 1900. FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION) FILE 071/21.
- "CENTENNIAL ST. SHOWING PARSONS DIVISION LINE" DATED JUNE 1914. FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION).

PLAN REFERENCE

SEE SHEET

I HEREBY STATE TO
THOMAS B. ZIMMERMAN AND PATTY T. ZIMMERMAN AND REPRESENTS OF ALL THEM
THAT THIS SURVEY AND THE PLANS HEREON ARE TRUE AND CORRECT AND THAT THE
PLANS AND MAPS REPRESENTING THE SAME ARE TRUE AND CORRECT AND THAT THE
SURVEYOR HAS NOT BEEN IMPAIRED OR INFLUENCED BY ANY INTEREST OR
PERSONS OTHER THAN HIS CLIENTS.

CUMBERLAND COUNTY REGISTRY OF DEEDS
ALL RECORDS PRESERVED

NOTE: RECORD FOR 2010



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>14 CENTENNIAL STREET, PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure/ Area		Square Footage of Lot <u>9044</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>87 - NN - 4 - 5 & 8</u>	Applicant <u>must be owner, Lessee or Buyer</u> Name <u>WILLIAM & PATTY ZIMMERMAN</u> Address <u>P.O. Box 7637</u> City, State & Zip <u>YORK, PA 17404</u>	
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>250,000</u> C of O Fee: \$ Total Fee: \$ <u>2,520</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? <u>SINGLE FAMILY</u> Proposed Specific use: <u>SINGLE FAMILY</u> Is property part of a subdivision? <u>No</u> If yes, please name Project description: <u>1 1/2 STOREY WOOD FRAME STRUCTURE TO REPLACE EXIST 1 1/2 STOREY THAT WILL BE DEMOLISHED NO LATER THAN 31 DECEMBER 2010 TO BE COMPLETED MAY 1, 2011</u>		
Contractor's name: <u>BILL BUNTON</u> Address: <u>87 MIDDLE ROAD</u> City, State & Zip: <u>CUMBERLAND, MAINE 04021</u> Telephone: <u>653.7650</u> Who should we contact when the permit is ready: <u>Bill Bunton - see above</u> Telephone: Mailing address:		

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.

FOR BILL ZIMMERMAN

Signature: GERALD WEINAND Date: 26 MAY 2010

975.3945 This is not a permit; you may not commence ANY work until the permit is issue

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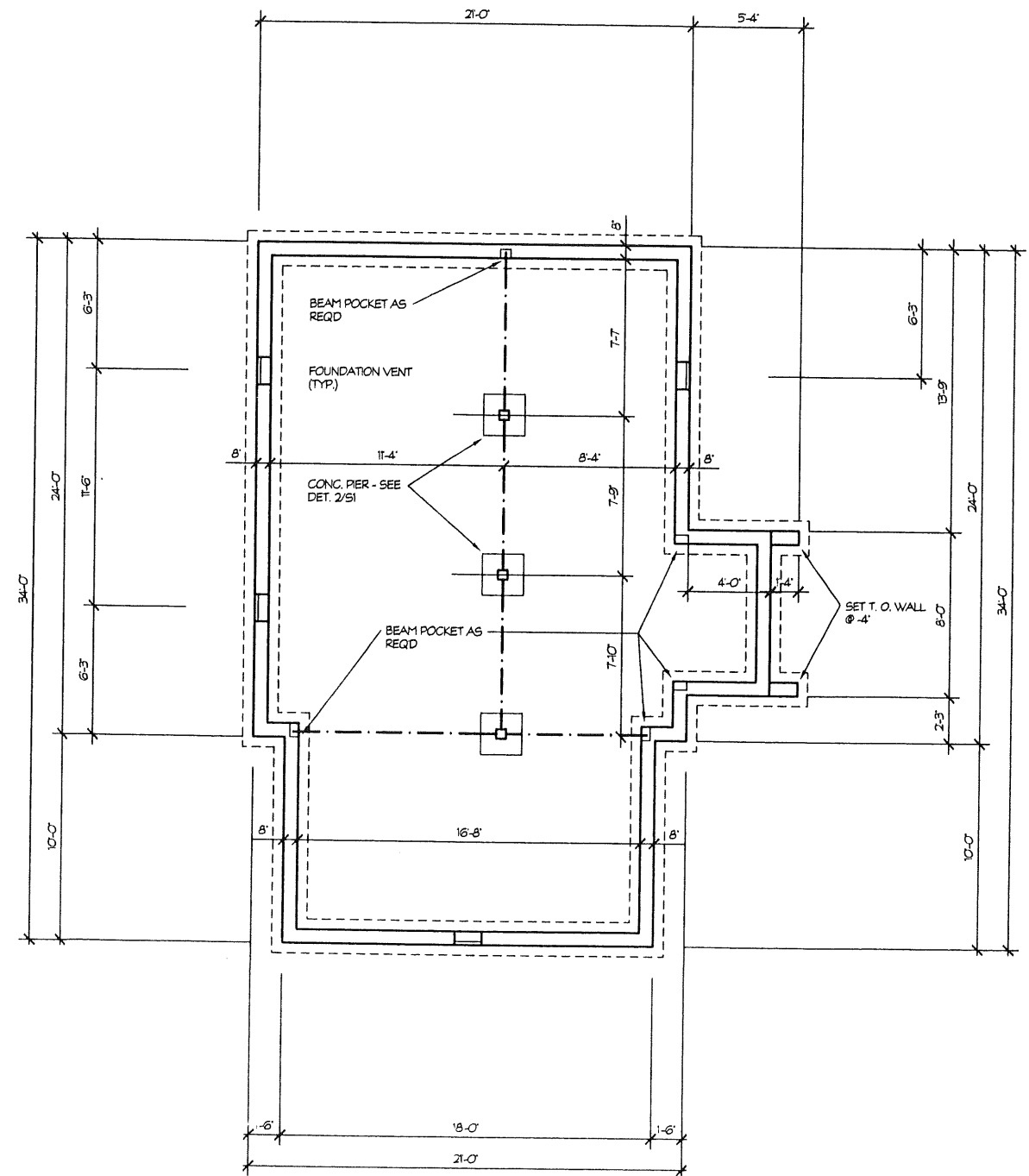
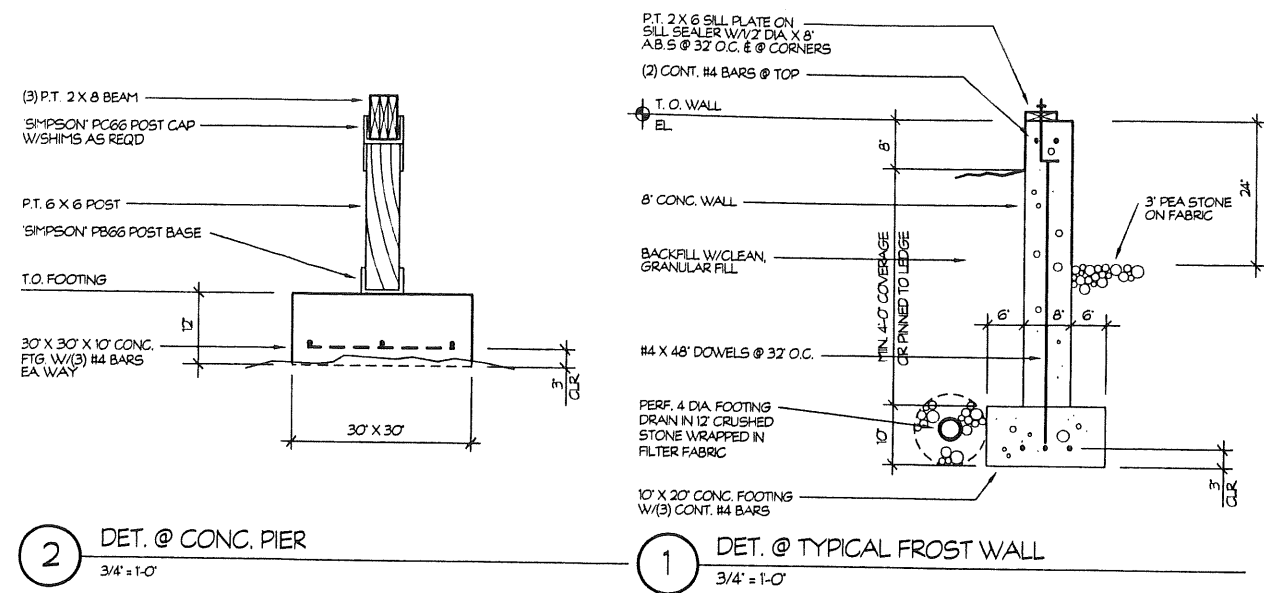
JUN - 3 2010

Dept. of Building Inspections
City of Portland Maine

2520
300
75
\$2,895

CONCRETE NOTES

1. ALL CONCRETE TO BE 3000 PSI @ 28 DAYS, AND PLACED IN ACCORDANCE WITH INDUSTRY STANDARDS.
2. DO NOT STRIP FORMS FOR 72 HOURS. GRIND SMOOTH ALL FORM JOINTS AND FILL ALL HOLES LEFT BY FORM TIES. PARGE ALL CONCRETE TO BE LEFT EXPOSED TO BE PARGED W/ 'THOROSEAL'.
3. ALL REINFORCING STEEL TO BE NEW AND FREE OF RUST, SCALE, DIRT AND DEBRIS AND PLACED PER INDUSTRY STANDARDS.
4. IT IS ANTICIPATED THAT LEDGE WILL BE ENCOUNTERED. FOOTINGS SHALL BE PINNED TO CLEAN, SOLID LEDGE WITH #4 X 16" DOWELS @ 24" O.C. SET IN EPOXY GROUT - MIN. 8" INTO LEDGE.
5. COORDINATE W/OTHER TRADES FOR ALL REQ'D BONDOTS.
6. RUN FOOTING DRAIN TO DAYLIGHT
7. PROVIDE 1/4" STEEL PLATES TO SEAT ALL BEAMS AT BEAM POCKETS.



FOUNDATION PLANS and DETAILS

MY ROSE COTTAGE

14 CENTENNIAL STREET
PEAKS ISLAND
MAINE

STRUCTURAL INTEGRITY
CONSULTING ENGINEERS, INC.
77 OAK STREET PORTLAND, MAINE

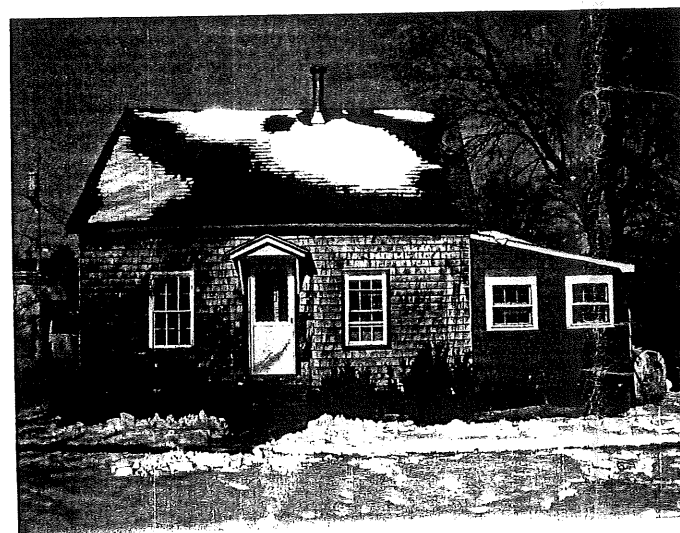
77 OAK STREET PORTLAND, MAINE
207.774.4614

gwdesign

26 GROVE STREET
ROCKLAND MAINE
207.975.3945
gwdesign@roadrunner.com



(un.)
 ① EXISTING COTTAGE - WEST ELEVATION
 SCALE: T = 20'-0"



left side
 ② EXISTING COTTAGE - SOUTH ELEVATION



front
 ③ EXISTING COTTAGE - EAST ELEVATION
 SCALE: T = 20'-0"



right side
 ④ EXISTING COTTAGE - NORTH ELEVATION
 * what happened to enclosed porch deck?

IR-2 setbacks
 lot size -



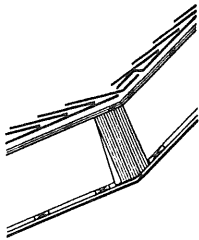
MY ROSE COTTAGE
 14 CENTENNIAL STREET
 PEAKS ISLAND
 MAINE

SITE PLAN

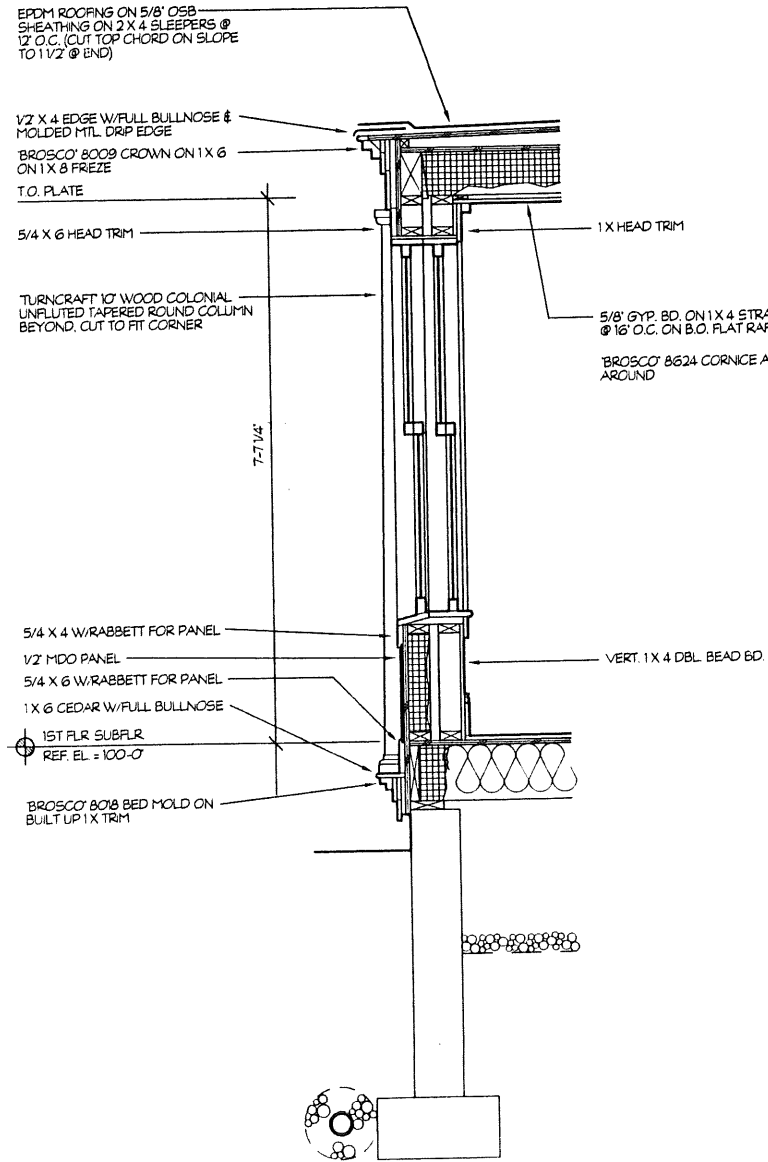
DATE: 10 MAY 2010
 REV: 1

SHEET NO. SP1

gwdesign
 26 GROVE STREET
 ROCKLAND
 MAINE
 07/15/2010
 gwdesign@roadrunner.com



2 WALL SECTION @ DORMER
SCALE: 3/4" = 1'-0"



NEW RAKE TO MATCH
EXIST. @ HOUSE

5\"/>

RUN EPDM ROOFING 18\"/>

1/2\"/>

5/4\"/>

TURNCRAFT 1/2\"/>

5/4\"/>

1\"/>

1\"/>

5/8\"/>

VERT. 1\"/>

2ND FLR SUBFLR
EL. = 109'-0"

(3) 1 3/4\"/>

B.O. BEAM

ALLOW 1/2\"/>

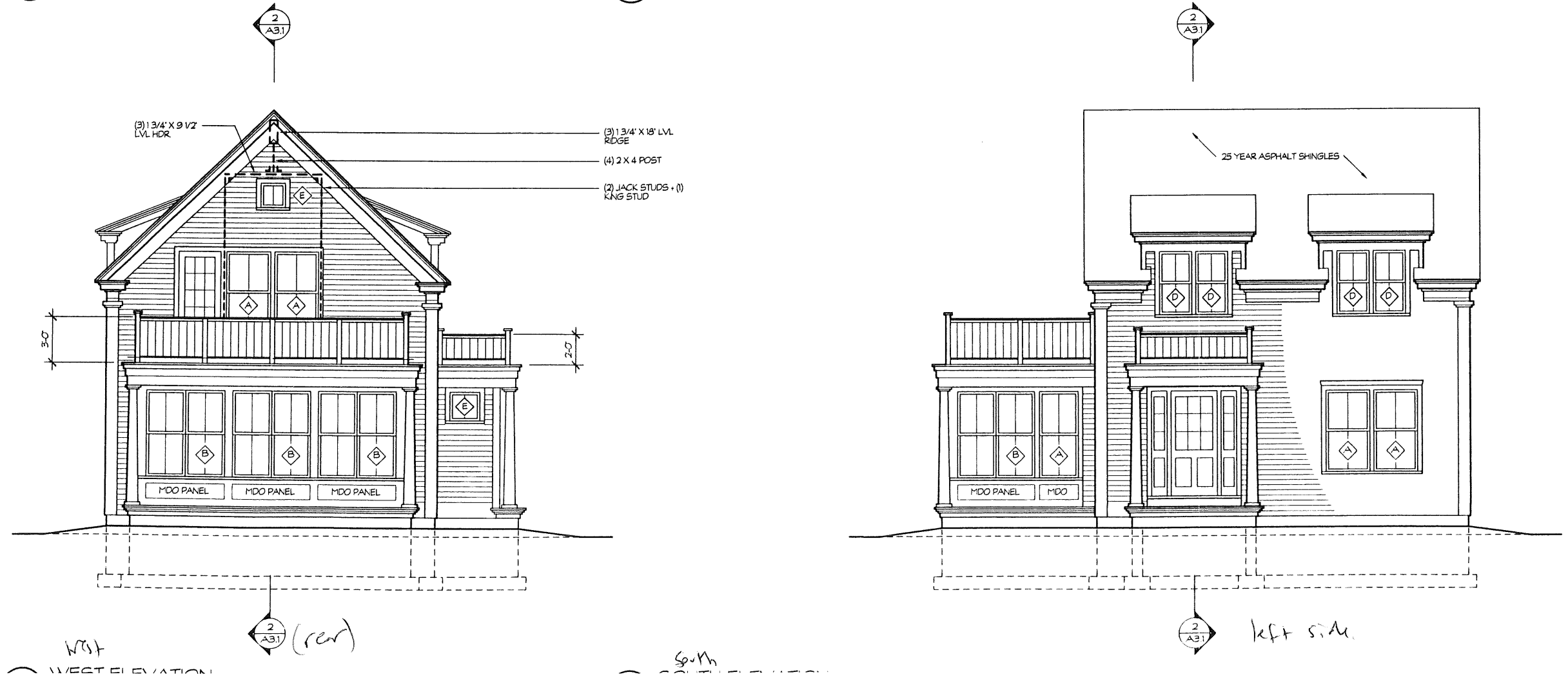
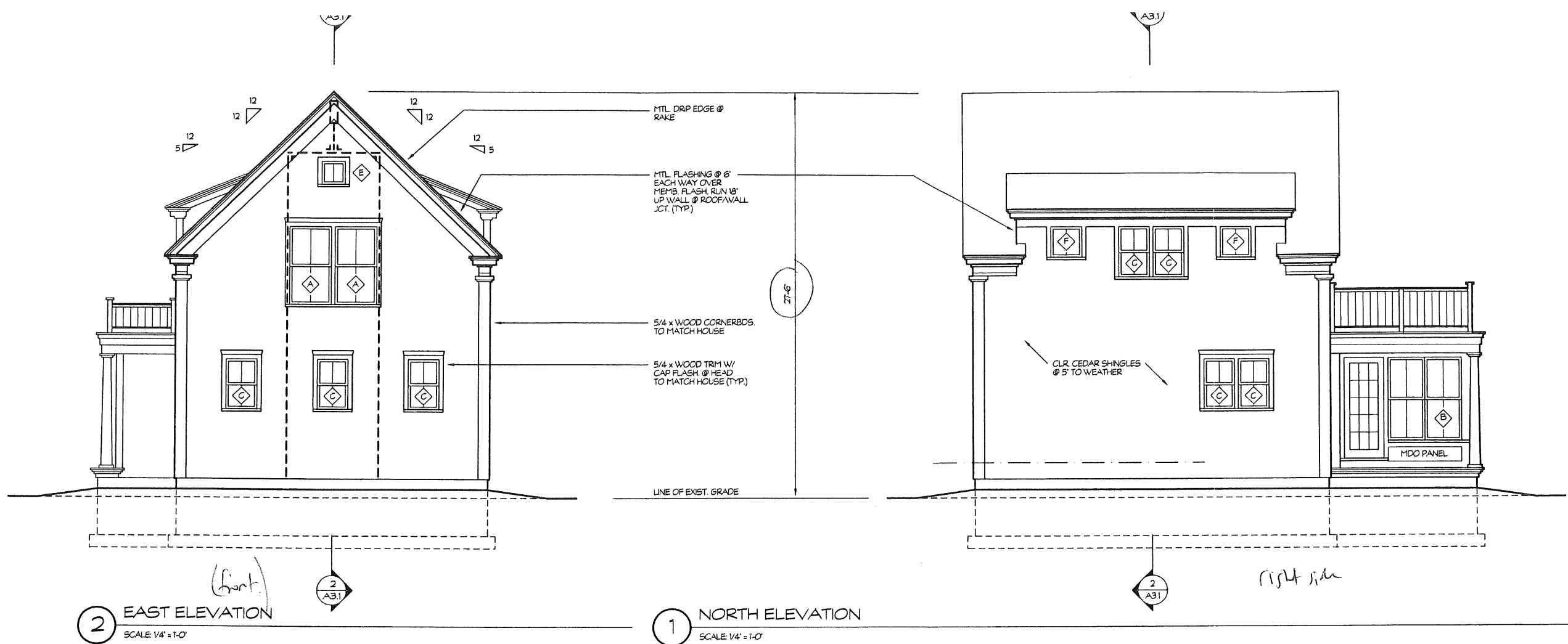
1ST FLR SUBFLR
REF. EL. = 100'-0"

DATE: 11 MAY 10	REV:	JOB NO.
2		

WALL SECTIONS

MY ROSE COTTAGE
14 CENTENNIAL STREET
PEAKS ISLAND
MAINE

gwdesign
26 GROVE STREET
ROCKLAND
207.575.3945
gwdesign@roadrunner.com
MAINE



gwdesign

26 GROVE STREET
ROCKLAND
207.975.3945
gwdesign@rocklandmaine.com

MY ROSE COTTAGE

14 CENTENNIAL STREET
PEAKS ISLAND
MAINE

PROPOSED ELEVATIONS

DATE 10/14/10

REV.

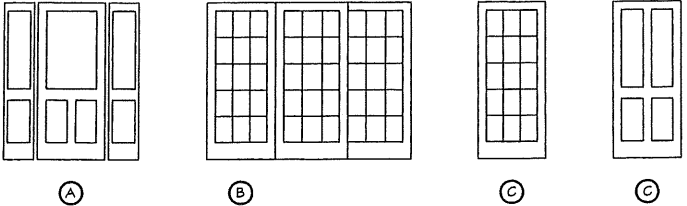
JOB NO. 1001

2.1

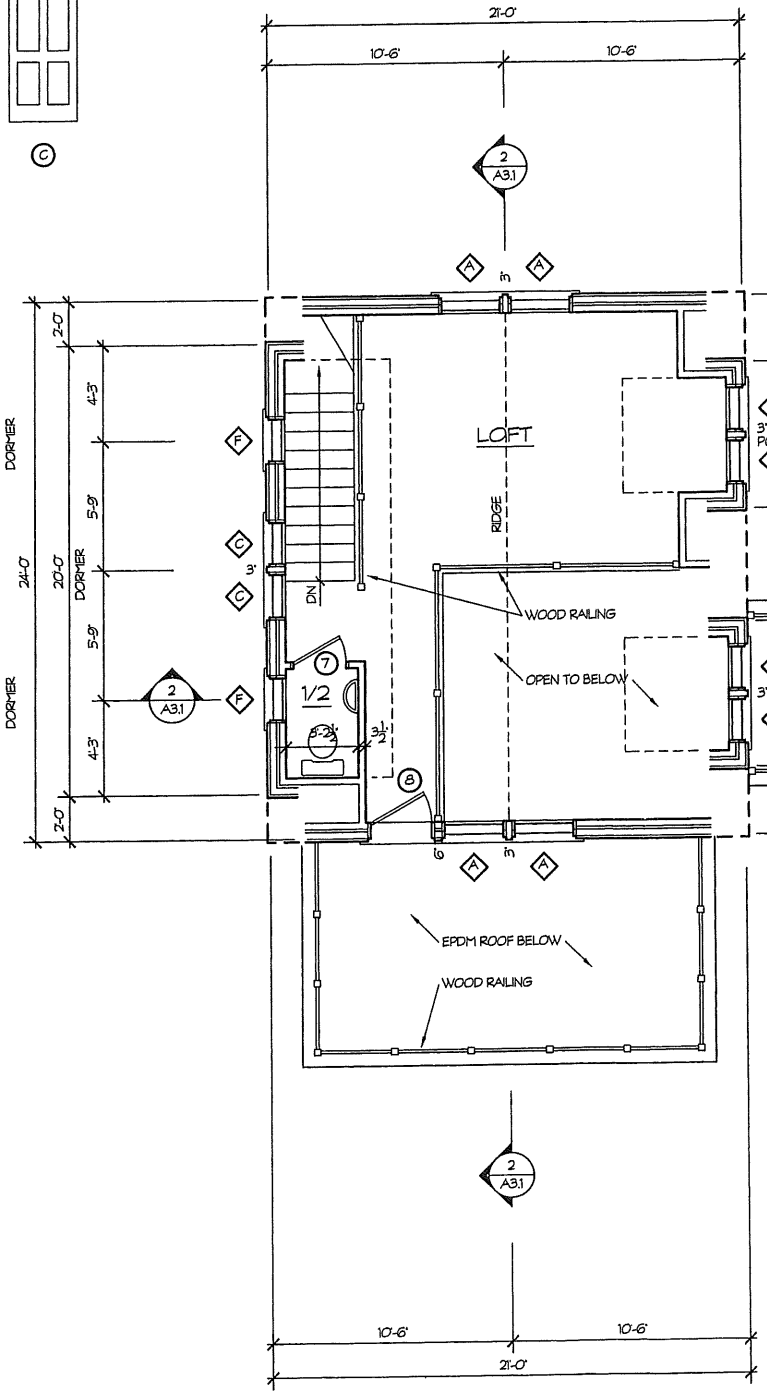
DOOR SCHEDULE							
NO.	ROOM NAME	SIZE	TYPE	MATL	HDWRE	LABEL	REMARKS
1	ENTRY	3'-0" X 6'-8" X 1 3/4" & (2) 1'-0" X 6'-8" SIDELIGHTS	A	WOOD & GLASS	LOCK		SIMPSON F-7944-S & F-1015-S W/ EZCHANGE NO. 11 SCREEN DOOR
2	LIVING	UNIT DIM 17'-8 5/16" X 6'-10 3/8"	B	WOOD & GLASS	PER MANUF		ANDERSEN FWG 5061R MULLED TO FWG 2961S
3	DAYROOM	2'-8" X 6'-8" X 1 3/8"	D	WOOD	PRIVACY		JELD-WEN WP-1053
4	BATH	2'-4" X 6'-8" X 1 3/8"	D	WOOD	PRIVACY		JELD-WEN WP-1053
5	CLOSET			WOOD	TOUCH LATCH		SITE BUILT BLIND DOOR
6	SUNROOM	UNIT DIM 2'-8 1/8" X 6'-10 3/8"	C	WOOD	PER MANUF		ANDERSEN FWH2961AL W/ INSECT SCREEN
7	1/2 BATH	2'-4" X 6'-8" X 1 3/8"	D	MOLDED	PRIVACY		JELD-WEN WP-1053
8	LOFT	UNIT DIM 2'-8 1/8" X 6'-10 3/8"	C	MOLDED	PER MANUF		ANDERSEN FWH2961AL W/ INSECT SCREEN

ROOM FINISH SCHEDULE									
ROOM NAME	FLRG	BASE	WALLS				CLG	HT	REMARKS
			N	E	S	W			
ENTRY	STONE TILE	WOOD	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT		
LIVING	WOOD	WOOD	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT		
KITCHENETTE	WOOD	WOOD	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	BEAD. BD. PAINT		
DAYROOM	WOOD	WOOD	BEAD. BD. PAINT	BEAD. BD. PAINT	BEAD. BD. PAINT	BEAD. BD. PAINT	GYP. BD. PAINT		
BATH	CER. TILE	WOOD	MR. GYP. BD. PAINT	MR. GYP. BD. PAINT	MR. GYP. BD. PAINT	MR. GYP. BD. PAINT	GYP. BD. PAINT		
SUNROOM	WOOD	WOOD	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT		
LOFT	WOOD	WOOD	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT		
1/2 BATH	WOOD	WOOD	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT	GYP. BD. PAINT		

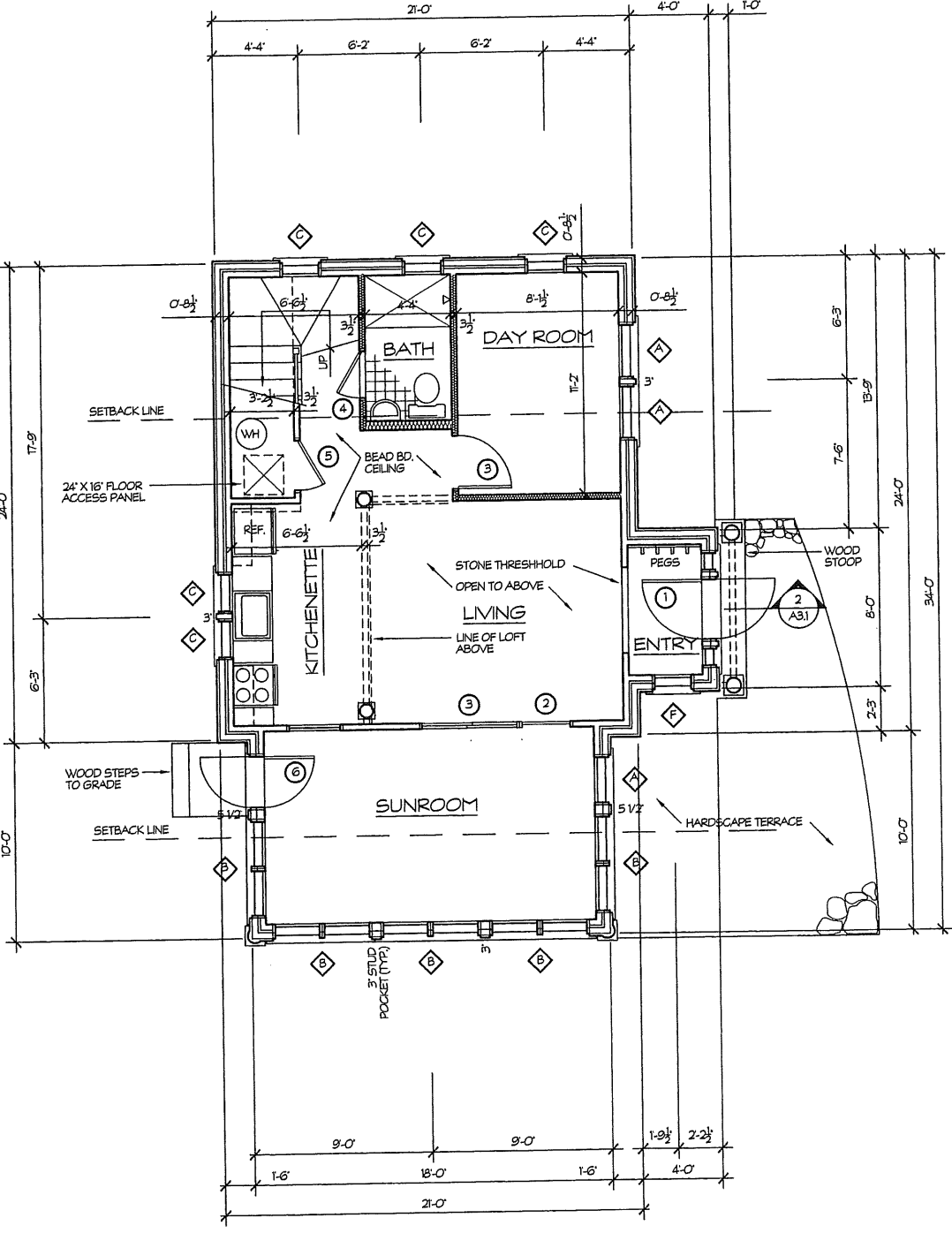
WINDOW SCHEDULE - ANDERSEN 400 SERIES			
MARK	MODEL NO.	R.O.	REMARKS
A	TW2852	2'-10 1/8" X 5'-4 7/8"	
B	TW2852-2	5'-7 3/8" X 5'-4 7/8"	
C	TW2032	2'-2 1/8" X 3'-4 7/8"	
D	TW20310	2'-2 1/8" X 4'-0 7/8"	
E	FLEXFRAME	1'-6 5/8" X 1'-6 5/8"	
F	A21	2'-0 5/8" X 2'-0 5/8"	



- GENERAL NOTES
- G.C. TO OBTAIN ALL REQUIRED PERMITS.
 - PLUMBING TO BE SET TO DRAIN DOWN IN WINTER MONTHS.



2 SECOND FLOOR PLAN PROPOSED SQUARE FOOTAGE = 315 SQ. FT.
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN PROPOSED SQUARE FOOTAGE = 715 SQ. FT.
SCALE: 1/4" = 1'-0"

MADE FOR WILLIAM B. ZIMMERMAN AND PATTY T. ZIMMERMAN
P.O. BOX 7637, YORK PA. 17404

MADE BY NORTHEASTERN LAND SURVEYING
16 COLLEGE AVENUE, GORHAM, MAINE 04038

NOVEMBER 4, 2009 JOB #09-013 SHEET 1 OF 1

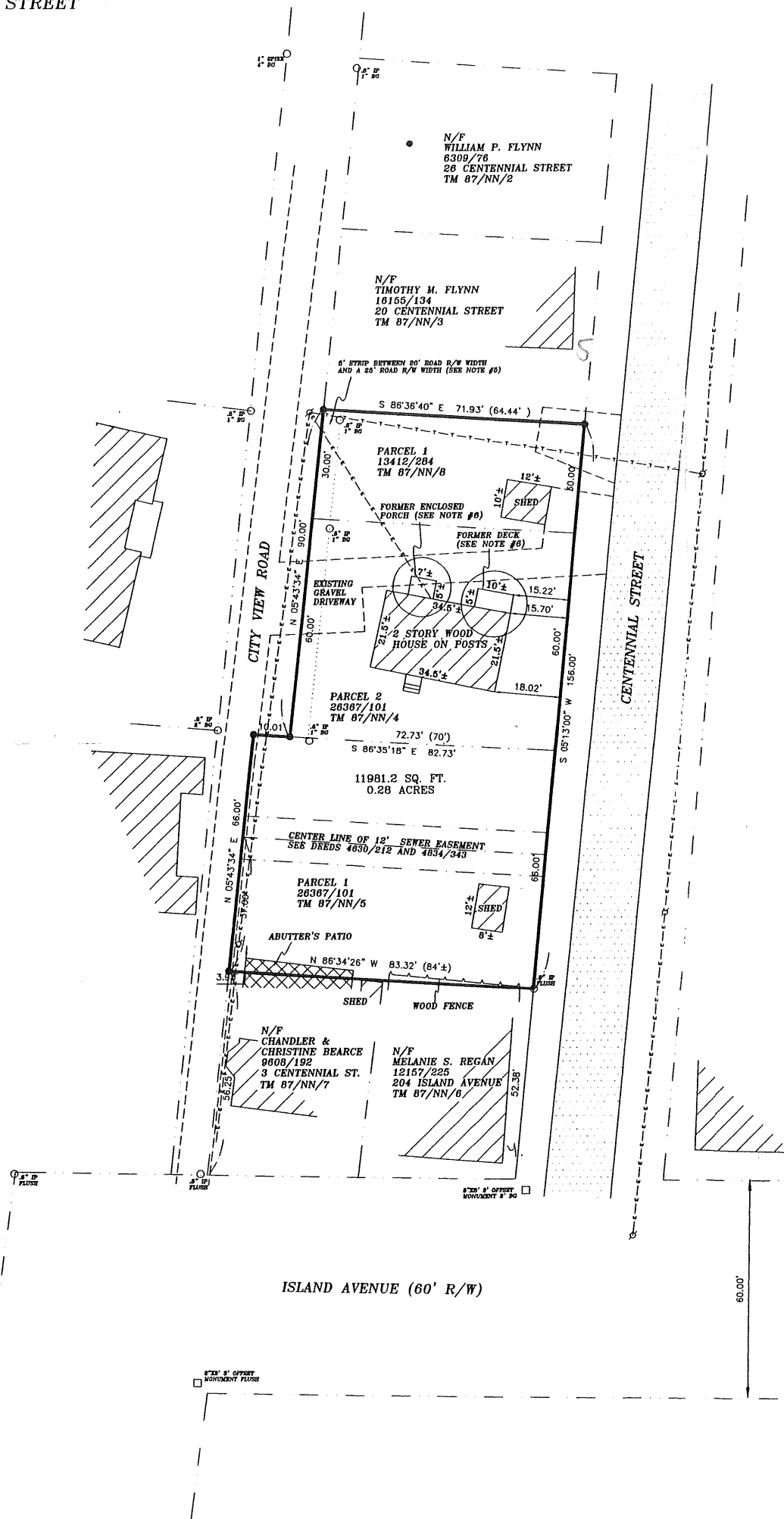
SCALE 1" = 20'

0' 20' 40' 60'

A horizontal scale bar with alternating black and white segments. The segments are labeled 0', 20', 40', and 60' from left to right. The bar is divided into four equal sections, each representing 20 feet. The first section (0-20) has 4 segments, the second (20-40) has 4 segments, the third (40-60) has 4 segments, and the fourth (60-80) has 4 segments. The segments are 5 feet long each.

NOTES:

- 1) OWNERS OF RECORD ARE WILLIAM B. ZIMMERMAN AND PATTY T. ZIMMERMAN.
- 2) THE DEEDS OF RECORD ARE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 13412 PAGE 283 AND BOOK 26367 PAGE 101.
- 3) THE CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 87 BLOCK NN LOTS 4, 5 AND 8.
- 4) ZONING: THE PARCEL IS IN THE "IR-2" ZONE AND THE SHORELAND PROTECTION ZONE. CURRENT ZONING, STATUS, AND REQUIREMENTS MUST BE CHECKED AND VERIFIED WITH THE CITY OF PORTLAND AND ALL OTHER APPLICABLE REGULATORY BODIES BEFORE BUILDING IMPROVEMENTS OR CONVEYING LAND OR INTEREST.
- 5) CENTENNIAL STREET WAS ORIGINALLY CONSTRUCTED AND TENDERED TO THE CITY OF PORTLAND AS 25' WIDE. THE CITY ACCEPTED CENTENNIAL STREET AS 40' WIDE ON DECEMBER 2, 1909. SEE PORTLAND ROAD RECORDS VOLUME 1 PAGE 296. CITY VIEW ROAD HAS IN THE PAST BEEN KNOWN AS "CENTENNIAL REAR" AND "CITY POINT ROAD". ITS STATUS AS AN UNACCEPTED PAPER STREET WAS CONTINUED PER SEPTEMBER 3, 1997 CITY COUNCIL ORDER #84 EXCEPTING STREETS FROM VACATION. THE STATED WIDTH OF CITY VIEW ROAD VARIES ACCORDING TO THE VARIOUS DEED DESCRIPTIONS OF PARCELS OF LAND ALONG THE ROAD AS WELL AS ON THE SURVEY PLANS FOUND IN THE CONDUCT OF THIS PRESENT SURVEY AND LISTED ON THIS PLAN AS "PLAN REFERENCES". PLAN REFERENCE #1 (LAND OF THOMAS TROTT, BY E. THRASHER) INDICATES A 25' WIDTH. HOWEVER INFORMATION WAS FOUND THAT STATES THAT THE COPY OF THIS PLAN AS IT WAS RECORDED IS NOT THE ORIGINAL, WHICH IS SAID TO HAVE BEEN "LOST OVERBOARD", BUT RATHER AN ATTEMPT TO RECREATE THE ORIGINAL. THE COPY OF THE PLAN WAS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS 13 YEARS AFTER THE ORIGINAL WAS DRAFTED. THE ORIGINAL DEED DESCRIPTIONS CREATING THE LOTS ALONG CITY VIEW ROAD DO NOT REFERENCE THE COPY OF THE PLAN AS RECORDED AS THEY PRE-DATE THAT RECORDING. PLAN REFERENCES #2, #3 AND #4 ALL SHOW A 20' WIDTH OF THE ROAD RIGHT OF WAY. FIELD EVIDENCE FOUND, (I.E. IRON PIPES AS PROPERTY MARKERS), ALSO CONFLICT. SOME FIELD EVIDENCE FOUND WOULD INDICATE A 25' RIGHT OF WAY WIDTH WHILE OTHER FIELD EVIDENCE WOULD INDICATE A 20' WIDTH. FOR THE PURPOSES OF THIS SURVEY A 20' WIDTH IS SHOWN. AN OPINION OF TITLE FOR THE APPROXIMATELY 5' WIDE STRIP OF LAND BETWEEN THE 20' AND 25' RIGHT OF WAY LINES MUST BE OBTAINED FROM A QUALIFIED ATTORNEY BEFORE BUILDING IMPROVEMENTS ON THE STRIP OR CONVEYING LAND OR INTEREST AS UNCERTAINTY EXISTS AND NO DEFINITIVE WIDTH WAS DETERMINED BY THIS SURVEY.
- 6) INFORMATION REGARDING THE FORMER FOOTPRINT OF THE EXISTING HOUSE AS IT HAS EXISTED IN THE PAST BEFORE RECENT DEMOLITION COMES FROM THE CITY OF PORTLAND REAL ESTATE ASSESSMENT RECORDS DATED 1959, 1981 AND 1989. THE LOCATION AND MEASUREMENTS SHOWN ON THIS PLAN FOR THE RECENTLY REMOVED IMPROVEMENTS ARE PER THE BUILDING SKETCHES AND PHOTOGRAPHS FROM THESE RECORDS.
- 7) THE PARCEL DOES NOT FALL IN A "SPECIAL FLOOD HAZARD AREA" PER F.E.M.A. SEE COMMUNITY #230051 PANEL #0015B, EFFECTIVE DATE JULY 17, 1986.
- 8) UTILITY LOCATION SHOWN IS APPROXIMATE. THIS PLAN MAY NOT SHOW ALL UTILITIES USED OR IN DISUSE. ALL APPROPRIATE OFFICES AND THE DIGSAFE PROGRAM SHOULD BE CONTACTED BEFORE DOING ANY EXCAVATION.
- 9) THIS PLAN IS NOT INTENDED TO DEPICT LIMITS OR EXTENTS OF FEE TITLE OWNERSHIP. AN OPINION OF TITLE SHOULD BE RENDERED BY AN ATTORNEY.
- 10) NORTHEASTERN LAND SURVEYING AND THE SIGNING SURVEYOR RESERVE THE RIGHT TO BE HELD HARMLESS FROM ALL THIRD PARTY CLAIMS.



PLAN REFERENCES:

- 1) "A PLAN A PIECE OF LAND ON PEAKS ISLAND BELONGING TO THOMAS TROTT" (SIC)
DATED OCTOBER 3, 1860. BY E. THRASHER. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 3 PAGE 42.
- 2) "PLAN OF LAND ON PEAKS ISLAND, MAINE BELONGING TO HEIRS OF R.F. & H.N. SKILLINGS" UNDATED. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 11 PAGE 101.
- 3) UNTITLED PLAN SHOWING A PROPOSED WIDENING OF CENTENNIAL STREET. CIRCA 1903. FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION) FILE 371/21.
- 4) "CENTENNIAL ST. SHOWING PARSONS DIVISION LINE" DATED JUNE 1914. FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION).

Existing

EMBOSSSED SEAL
(PLAN NOT VALID WITHOUT)

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INT. SEAL
STATE OF MAINE
★
EUGENE
SCHLEH
2063
★
PROFESSIONAL
LAND SURVEYOR

I HEREBY STATE TO
WILLIAM B. ZIMMERMAN AND PATTY T. ZIMMERMAN ALONE AND EXCLUSIVELY
PARTIES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND
BELIEF, THIS PLAN SUBSTANTIALLY CONFORMS WITH THE MAINE
BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES
EFFECTIVE APRIL 1, 2001

GENE SCHLEH PLS 2083