

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 100326

Please Read Application And Notes, If Any, Attached

This is to certify that MCINERNEY DARRIN & PAIGE MCINERNEY JTS/Property Ow
has permission to renovate existing church retreat into a single family home - 3 bedrooms & 3 baths, demo existing porch and repla
AT 122 Rockledge Ave Little Diamond Island CBL 105 3014001

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. City of Portland
Appeal Board _____
Other _____
Department Name

[Handwritten Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0326	Issue Date:	CBL: 105 J014001
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Location of Construction: 122 Rockledge Ave. Little Diamond	Owner Name: MCINERNEY DARRIN & PAIGE	Owner Address: 146 HIGHLAND ROAD	Phone: 207-776-3922
Business Name:	Contractor Name: Property Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: IR-1

Past Use: Church Retreat Center	Proposed Use: Single Family Home - renovate existing church retreat into a single family home - 3 bedrooms & 3 baths, demo existing porch and replace (no change in footprint), change front roof line & add three 6'	Permit Fee: \$270.00	Cost of Work: \$20,000.00	CEO District: 1
Proposed Project Description: renovate existing church retreat into a single family home - 3 bedrooms & 3 baths, demo existing porch and replace (no change in footprint), change front roof line & add three 6' dormers		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i> Signature: <i>[Signature]</i>	INSPECTION: Use Group: <i>R.3</i> Type: <i>SB</i> <i>IRC 2003</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: 04/02/2010	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland edge of property is within 200' building is well beyond <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone parcel 14-Zone C <input type="checkbox"/> Subdivision - using section 14.436(b) <input type="checkbox"/> Site Plan using 10.5% Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>4/6/10</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>APR 15</i>
	<p>PERMIT ISSUED</p> <p>APR 15 2010</p> <p>City of Portland</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0326	Date Applied For: 04/02/2010	CBL: 105 J014001
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Location of Construction: 122 Rockledge Ave, Little Diamond	Owner Name: MCINERNEY DARRIN & PAIGE	Owner Address: 146 HIGHLAND ROAD	Phone: 207-776-3922
Business Name:	Contractor Name: Property Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Single Family Home - renovate existing church retreat into a single family home - 3 bedrooms & 3 baths, demo existing porch and replace (no change in footprint), change front roof line & add three 6' dormers	Proposed Project Description: renovate existing church retreat into a single family home - 3 bedrooms & 3 baths, demo existing porch and replace (no change in footprint), change front roof line & add three 6' dormers
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 04/06/2010
<p>Note: Spoke with owner, Darrin McInerney. Right now the old rec hall is being used as a barn for storage. It is not being demolished. Any change of use will require a permit. Using section 14-436(b). 80% of first floor footprint is 1245 sf. Adding 130.5 sf which is 10.5% of allowable 80% increase.</p> <p>1) With the issuance of this permit and the certificate of occupancy, this property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>			
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 04/15/2010
<p>Note: Ok to Issue: ✓</p> <p>1) There must be a minimum of 30" clear width for the toilet to be centered in.</p> <p>2) 3- 2"x12"-s must be installed carrying the roof load of the covered porch.</p> <p>3) Tempered glass must be installed in any window near a bath/shower unit.</p> <p>4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.</p> <p>5) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office</p> <p>6) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</p> <p>7) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</p> <p>8) 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</p>			

<p>Comments:</p> <p>4/5/2010-amachado: Left message for Darrin McInerney. Need to do a change of use from convent/retreat to single family. Permit (#09-1255 to demo the "barn". Is the barn staying and what is the use? Project description unclear - 3/4 bedroom, 3 bath house.</p>

PERMIT ISSUED

City of Portland

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 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.

PERMIT ISSUED

APR 15 2010

City of Portland



General Building Permit Application

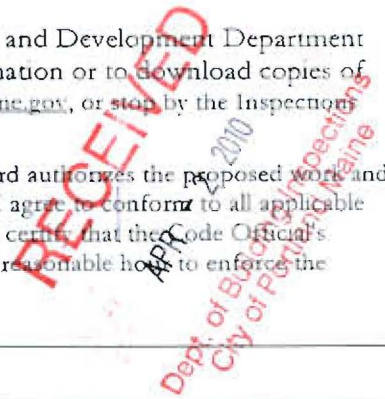
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>122 Rockledge Ave, Portland</u>		
Total Square Footage of Proposed Structure/Area <u>1900 sq</u>	Square Footage of Lot <u>1.82 Acres</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>105 5 14</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Darrin McInerney</u> Address <u>146 Highland Rd</u> City, State & Zip <u>Brunswick Me 04011</u>	Telephone: <u>776 3922</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>20,000 / 55,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>270.</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>Orphanage/Catholic school retreat</u> Proposed Specific use: <u>Single Family Home</u> Is property part of a subdivision? _____ If yes, please name <u>Little Diamond Island</u> Project description: <u>Renovate existing cottage into 3 bedroom, 3 bath home. Demo existing porch and replace no change in footprint, add three corners, and change use to single family.</u>		
Contractor's name: <u>Darrin McInerney</u> Address: <u>146 Highland Rd</u> City, State & Zip: <u>Brunswick ME 04011</u> Telephone: <u>776-3922</u> Who should we contact when the permit is ready: <u>Darrin McInerney</u> Telephone: <u>776 3922</u> Mailing address: <u>146 Highland Rd Brunswick</u>		

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 Inspection 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.



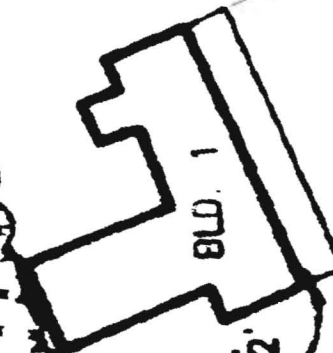
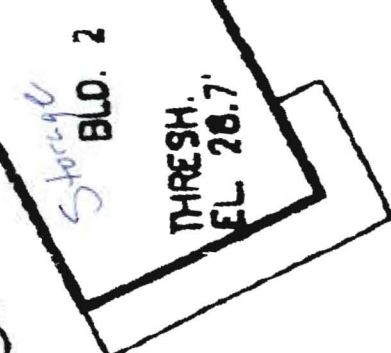
Signature: [Signature] Date: 3/21/10

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

48' OAK

New Roof +
Paint job only
for Building #2

No Change in
Foot print on
Bld. 1



WATER METER

40

385.71

ROCKLEBROOK

HOSE BOX 8

BAY

Scheduling - 25'

Proof of ownership

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT	B. TYPE OF LOAN:				
	1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
	6. FILE NUMBER: 4154-09-			7. LOAN NUMBER: 218634966	
	8. MORTGAGE INS CASE NUMBER:				

C. NOTE: *This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.*
1.0 3/98 (4154-09-PFD)4154-09-29

D. NAME AND ADDRESS OF BORROWER: Paige N. McInerney and Darrin J. McInerney 146 Highland Road Brunswick, ME 04011	E. NAME AND ADDRESS OF SELLER: Cyrus Hagge 225 Commercial Street Portland, ME 04101	F. NAME AND ADDRESS OF LENDER: Bank of America, N.A. 350 Myles Standish Blvd., #202 Taunton, MA 02780
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G. PROPERTY LOCATION: 122 Rockledge Avenue Portland, ME 04109 Cumberland County, Maine	H. SETTLEMENT AGENT: 01-0503793 Baxter Title Company PLACE OF SETTLEMENT 95 Exchange Street Portland, Maine 04101	I. SETTLEMENT DATE: February 16, 2010
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J. SUMMARY OF BORROWER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:	
101. Contract Sales Price	155,000.00
102. Personal Property	
103. Settlement Charges to Borrower (Line 1400)	7,185.22
104.	
105.	
<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes 02/16/10 to 07/01/10	1,659.94
107. County Taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BORROWER	163,845.16
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:	
201. Deposit or earnest money	2,000.00
202. Principal Amount of New Loan(s)	124,000.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209. seller paid closing costs	5,000.00
<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes to	
211. County Taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BORROWER	131,000.00
300. CASH AT SETTLEMENT FROM/TO BORROWER:	
301. Gross Amount Due From Borrower (Line 120)	163,845.16
302. Less Amount Paid By/For Borrower (Line 220)	(131,000.00)
303. CASH (X FROM) (TO) BORROWER	32,845.16

K. SUMMARY OF SELLER'S TRANSACTION	
400. GROSS AMOUNT DUE TO SELLER:	
401. Contract Sales Price	155,000.00
402. Personal Property	
403.	
404.	
405.	
<i>Adjustments For Items Paid By Seller in advance</i>	
406. City/Town Taxes 02/16/10 to 07/01/10	1,659.94
407. County Taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	156,659.94
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess Deposit (See Instructions)	
502. Settlement Charges to Seller (Line 1400)	5,866.00
503. Existing loan(s) taken subject to	
504. Payoff of first Mortgage	
505. Payoff of second Mortgage	
506. Deposit retained by broker	2,000.00
507.	
508.	
509. seller paid closing costs	5,000.00
<i>Adjustments For Items Unpaid By Seller</i>	
510. City/Town Taxes to	
511. County Taxes to	
512. Assessments to	
513.	
514.	
515.	
516.	
517. 2nd half 2009-2010 taxes to City of Portland/15148	8,254.42
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	21,120.42
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross Amount Due To Seller (Line 420)	156,659.94
602. Less Reductions Due Seller (Line 520)	(21,120.42)
603. CASH (X TO) (FROM) SELLER	135,539.52

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

L. SETTLEMENT CHARGES

TOTAL COMMISSION Based on Price				\$	@	%	7,500.00	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
Division of Commission (line 700) as Follows:									
701.	\$ 3,750.00	to	Port Island Realty						
702.	\$ 3,750.00	to	Harborview Properties			Less Deposit Retained	2,000.00		
703.	Commission Paid at Settlement								5,500.00
704.	to								
800. ITEMS PAYABLE IN CONNECTION WITH LOAN									
801.	Loan Origination Fee	%	to						
802.	Loan Discount	%	to						
803.	Appraisal Fee		to	LandSafe Appraisal Services, Inc.				605.00	
804.	Credit Report		to	LandSafe Credit, Inc.				35.00	
805.	Lender's Inspection Fee		to						
806.	Mortgage Ins. App. Fee		to						
807.	Assumption Fee		to						
808.	Lender Fee		to	Bank of America, N.A.				400.00	
809.	Tax Service Fee		to	BAC Tax Service Corporation				84.00	
810.	Flood Check Fee		to	LandSafe Flood Determination, Inc.				26.00	
811.									
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE									
901.	Interest From	02/16/10	to	03/01/10	@	\$ 17.840000/day	(13 days	%)	231.92
902.	Mortgage Insurance Premium for		months to						
903.	Hazard Insurance Premium for	1.0	years to	William R. Goddard Agency					2,349.50
904.									
905.									
1000. RESERVES DEPOSITED WITH LENDER									
1001.	Hazard Insurance	3.000	months @	\$ 195.80	per	month			587.40
1002.	Mortgage Insurance		months @	\$	per	month			
1003.	City/Town Taxes	3.000	months @	\$ 374.00	per	month			1,122.00
1004.	County Taxes		months @	\$	per	month			
1005.	Assessments		months @	\$	per	month			
1006.			months @	\$	per	month			
1007.			months @	\$	per	month			
1008.	Aggregate Adjustment		months @	\$	per	month			-0.10
1100. TITLE CHARGES									
1101.	Settlement or Closing Fee		to	Baxter Title Company					600.00
1102.	Abstract or Title Search		to						
1103.	Title Examination		to						
1104.	Title Insurance Binder		to						
1105.	Document Preparation		to	Baxter Title Company					50.00
1106.	Notary Fees		to						
1107.	Attorney's Fees		to						
	(includes above item numbers:)								
1108.	Title Insurance		to	Old Republic National Title Insurance Company					661.50
	(includes above item numbers:)								
1109.	Lender's Coverage	\$	124,000.00			317.00			
1110.	Owner's Coverage	\$	155,000.00			344.50			
1111.									
1112.									
1113.									
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES									
1201.	Recording Fees: Deed	\$	16.00;	Mortgage	\$	58.00;	Releases	\$	74.00
1202.	City/County Tax/Stamps: Deed								
1203.	State Tax/Stamps: Transfer Tax			682.00;	Mortgage				341.00
1204.	Power of Attorney		to	Registry of Deeds					18.00
1205.									
1300. ADDITIONAL SETTLEMENT CHARGES									
1301.	Survey		to						
1302.	Pest Inspection		to						
1303.									
1304.	wire fee		to	Baxter Title Company					25.00
1305.									
1400.	TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)							7,185.22	5,866.00

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

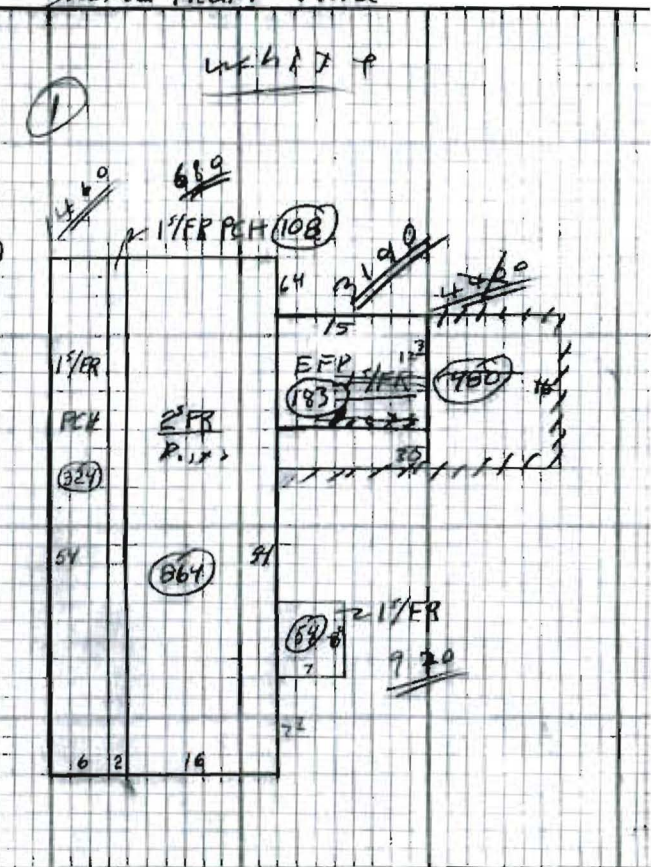
Baxter Title Company
Settlement Agent

Certified to be a true copy.

JALISA MOUNT VILLO

V	VACANT LOT
D	DWELLING DATA
CONSTRUCTION	
STORY	
1 BI LEVEL	1 BRICK 4 CONC. BLK 7 STONE
2 SPLIT-LEVEL	2 FRAME 5 STUCCO 8
	3 FR. & MAS. 6 9
AGE	
ERECTED	0-1
REMODELED	19
LIVING ACCOMMODATIONS	
TOTAL ROOMS	BED ROOMS FAMILY ROOMS 42
FULL BATHS	HALF BATHS TOTAL FIXTURES 5
FOUNDATION	
CRETE	BASEMENT & ATTIC
C. BLOCK WALLS	FIN. BSMT. AREA
CK STONE WALLS	HEAD ROOM 10
AS/SLAB/CRAWL	GARAGE S D
EMENT - FULL	ATTIC - FL & STR
1/4 1/2 3/4	FINISHED ATTIC 10
	DORMER L/F
EXTERIOR WALLS	
OVINY ALUM.	INTERIOR FINISH
NGLES - WOOD	
NGLES - ASPHALT	
NGLES - ASBESTOS	PINE
CK VENEER	HARDWOOD
	PLASTER
ANKET INSULATION	DRYWALL
IF INSULATION	PANELING
ROOFING	
NGLES - ASPHALT	UNFINISHED
NGLES - WOOD	HEATING
NGLES - ASBESTOS	HOT WATER RAD BB
TE	STEAM
L	HOT AIR FORCED
	FLOOR FURNACE
FLOORS	
	ELECTRIC
	AIR CONDITIONING
ICRETE	UNIT HEATER
ITH	NO. OF HTG. STS.
E	
ROWOOD	
H. TILE	SOLAR
IPET	NO HEAT 1 2 3
NOTES:	OWNER
	TENANT
	NO ANSWER
	INSPECTED
	REFUSED ENTRY
	INFO @ DOOR
	REFUSED INFO

OCCUPANCY		GROUND FLOOR AREA		OTHER FEATURES	
SINGLE FAMILY		ADDITION POINTS		MASONRY TRIM	
TWO FAMILY		GRADE FACTOR		MODERNIZED KITCHEN	
APARTMENT		C & D FACTOR		RECREATION ROOM	
NO. UNITS		COU F-P		WOODBURNING FIREPLACE	
OTHER		DEPRECIATION		BASEMENT GARAGE	
COTTAGE	✓			ATTACHED GARAGE	
UNFIN.		DWELLING COMPUTATIONS		TOTAL OTHER FEATURE POINTS	
FIN. OPEN		19 ①	19 ②	1988/89 ①	1988/89 ②
FIN. DIV.		24,060	51,390	24,060	51,390
		PLUMBING 2,500	2,500	2,500	2,500
		BASEMENT -0-			
PLUMBING M D		ATTIC -0-			
BATHROOM		HEATING -0-			
TOILET ROOM		ADDITIONS 7,460	6,460	5,570	6,930
FLUSH		DORMERS			
LAVATORY		TOTAL BASE 34,020	60,350	32,130	60,820
SHOWER EXTRA		GRADE FACTOR 105	105	105	105
KITCHEN SINK		TOTAL 35,720	63,680	33,740	63,860
		OTHER FEATURES			
		TOTAL			
		C & D FACTOR			
		REPL. COST	35,720	63,680	
		DEPREC.			
		R.C.L.D.			



OTHER BUILDINGS AND YARD							
NO.	TYPE	SIZE	GRADE	DATE	REPL. COST	DEPR.	R.C.L.D.
1							
2							
3							
4							
5							
NO. OF ENTRIES					TOTAL VALUE		
TOTAL VALUE BUILDINGS				YEAR	NOTES:		

NOTES:

Pointers

6/18/88 Bath Building

repairs, new decks on Hill

Bath New Windows & Siding

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8485

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](#)

CBL 105 J014001
 Land Use Type MULTI-USE RESIDENTIAL
 Property Location 0 ROCKLEDGE AVE
 Owner Information MCINERNEY DARRIN & PAIGE MCINERNEY JTS
 BRUNSWICK ME 04011
 Book and Page 27597/205
 Legal Description 105 J-14
 ROCKLEDGE AVE
 LITTLE DIAMOND ISLAND LOT 18
 80026 SF
 Acres 16.116

IR-1

Current Assessed Valuation:

TAX ACCT NO.	15148	OWNER OF RECORD AS OF APRIL 2009 HAGGE CYRUS Y
LAND VALUE	\$764,800.00	225 COMMERCIAL ST STE 502 PORTLAND ME 04101
BUILDING VALUE	\$165,800.00	
NET TAXABLE - REAL ESTATE	\$930,600.00	
TAX AMOUNT	\$16,508.84	

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



Best viewed at 800x600, with Internet Explorer

Building Information:

Card 1 of 2

Year Built 1900
 Style/Structure Type BOARDING HOUSE
 # Units 1
 Building Num/Name 1 - SACRED HEART VILLA
 Square Feet 1836
[View Sketch](#) [View Map](#) [View Picture](#)



Card 2 of 2

Year Built 1900
 Style/Structure Type SOCIAL/FRATERNAL HALL
 # Units 1
 Building Num/Name 2 - RECREATION HALL
 Square Feet 5514
[View Sketch](#) [View Map](#) [View Picture](#)



Exterior/Interior Information:

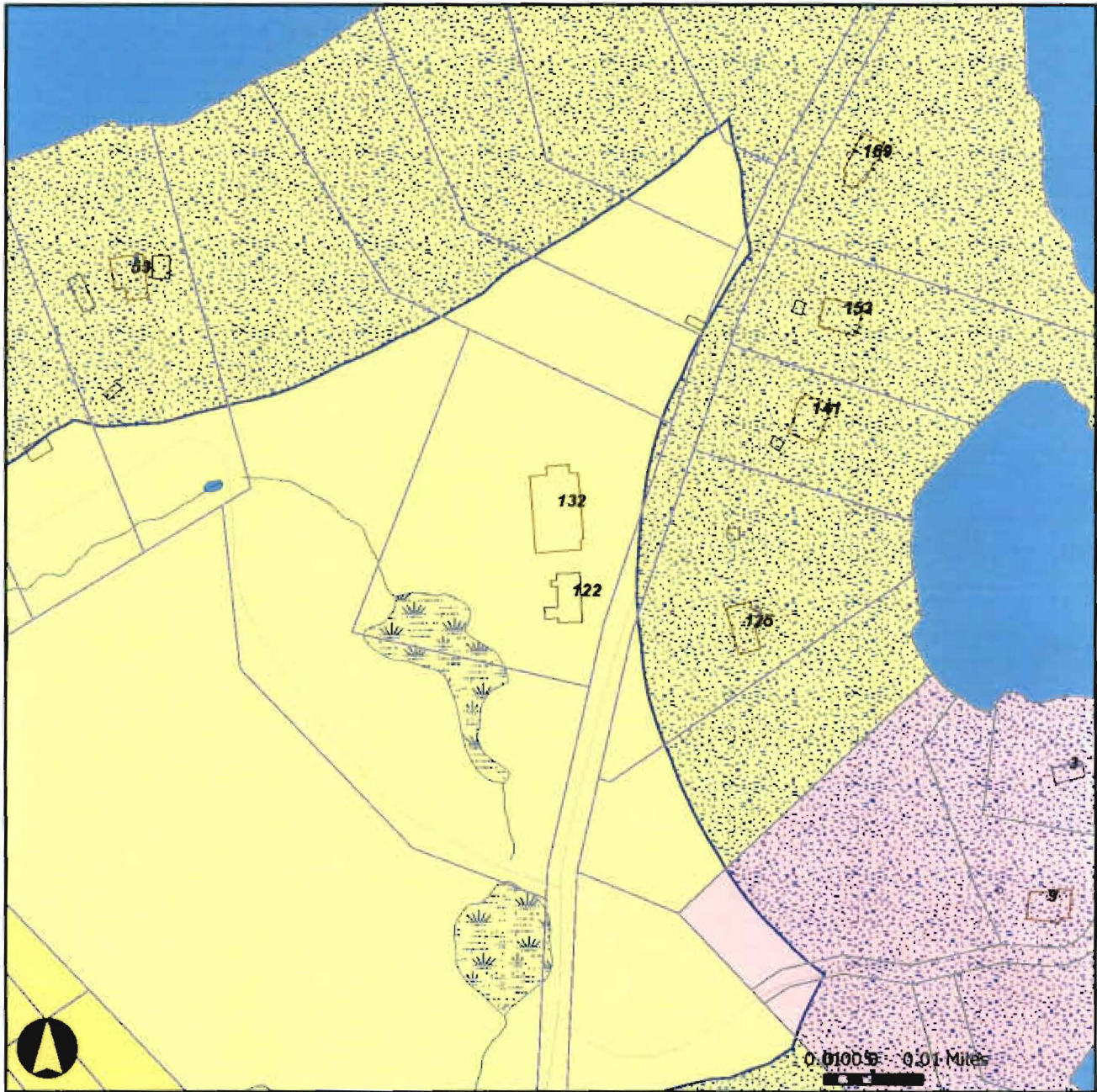
Card 1

Levels 01/01
 Size 864
 Use DORMITORY
 Height 8
 Walls FRAME
 Heating NONE
 A/C NONE

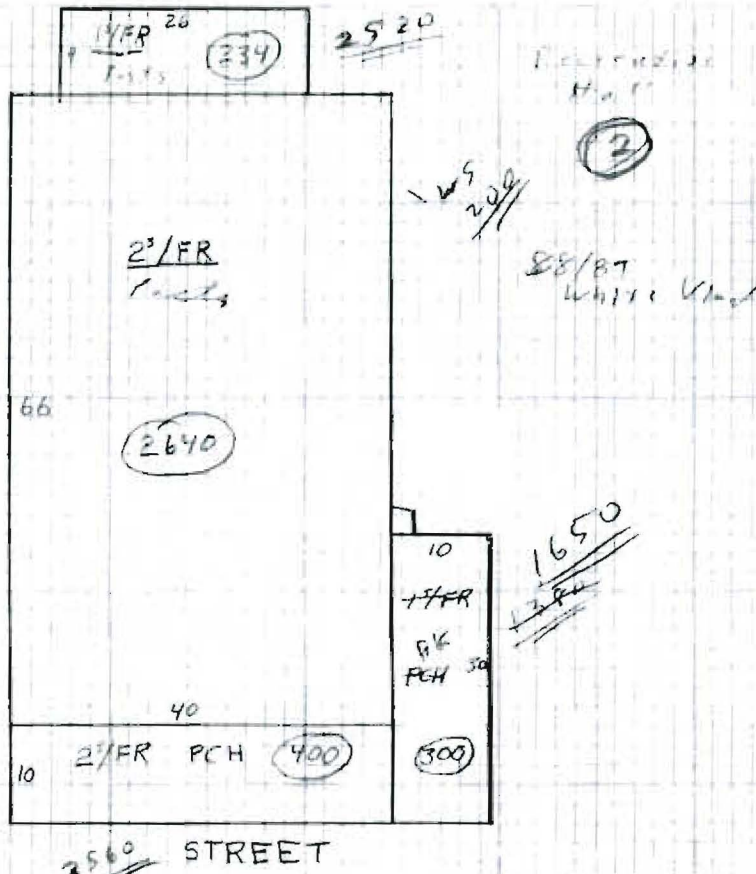
Card 1

Levels 02/02
 Size 972
 Use DORMITORY
 Height 8
 Walls FRAME
 Heating NONE
 A/C NONE

Map



Interstate	Island Zoning (continued)	Zoning (continued)	Zoning (continued)
	I-R1	R6 Residential	C28
Streets	I-R2	ROS Recreation Open	C29
	I-R3	Space	C30
Buildings	ROS	RP Residential	C31
Building	RPZ	Professional	none
Out Building	Zoning	RPZ Resource Protection	B2c
Parcels	AB Airport Business	WCZ* Waterfront	C32



COMMERCIAL INDUSTRIAL BUILDING DATA & COMPUTATIONS

ROOFING		EXTERIOR WALL CODES	
COMPOSITION	SLATE OR TILE	1 BRICK	3 GLASS
METAL	SHINGLE	5 STUCCO	7 STONE
FRAMING		2 FRAME	4 C. BLK
WOOD JOIST	B 1 2	6 TILE	8 METAL
FIRE RESISTANT		9 CONCRETE	
FIRE PROOF		EXTERIOR WALLS	
FLOORS		EFF. PERIMETER	
CONCRETE		PERM. AREA RATIO	
WOOD		NO. OF UNITS	
TILE		AV. UNIT SIZE	
FINISH TYPE		BSMT. SIZE	
UNFINISHED		SCHEDULE	
FINISHED OPEN		HT.	
FINISHED DIVIDED		BASEMENT	
USE		FIRST	
STORE		SECOND	
OFFICE		BASE PRICE	
APARTMENT		B.P.A.	
WAREHOUSE		SUB TOTAL	
VACANT		LIGHTING	
ABANDONED		HTG. AIR CON.	
HEATING		SPRINKLER	
CENTRAL WARM AIR		PARTITIONS	
HOT WATER STEAM		INTERIOR FINISH	
UNIT HEATERS		SF. CF PRICE	
NO HEATING		AREA, CUBE	
AIR COND.		SUB TOTAL	
CENTRAL		SPECIAL FEATURES	
PACKAGE UNITS		ADDITIONS	
PLUMBING		TOTAL BASE	
BATH ROOMS		GRADE FACTOR	
TOILET ROOMS		REPL. COST	
OTHER			
SPRINKLER			

NOTES:

OTHER BUILDINGS AND YARD									
NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE	
1						%		01 B.T. PAV.	
2						%		02 CONC. PAV.	
3						%		03 POOL	
4						%		04 SHED SHED	
5						%		05 MISC.	
#		NO. OF ENTRIES		TOTAL VALUE					

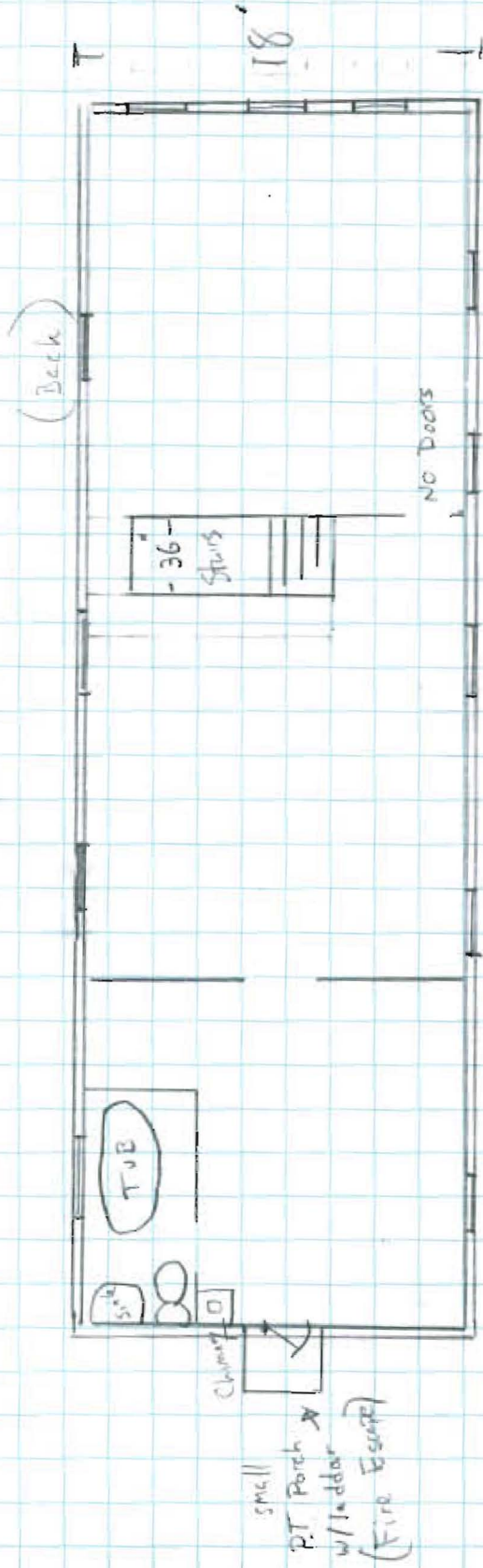
QTY	ITEM DESCRIPTION	PRICE	PRICE
	PLUMBING FIXTURES		
TOTAL SPECIAL FEATURES			

GROSS BUILDING SUMMARY

BLDG NO.	USE	CONSTRUCTION	GRADE	AGE (YR.)	REMO.	CDU	SIZE	RATE	REPLACEMENT COST	DEPRECIATION NORMAL	OBSOL.	R.C.L.D.	YR.
1	White Villa	Frame							35,720	50		17,860	
2	White Villa	Frame							63,680	50		31,840	
3									33,740	45		18,560	88/8
4									63,860	45		35,120	88/8
									Total			53,680	

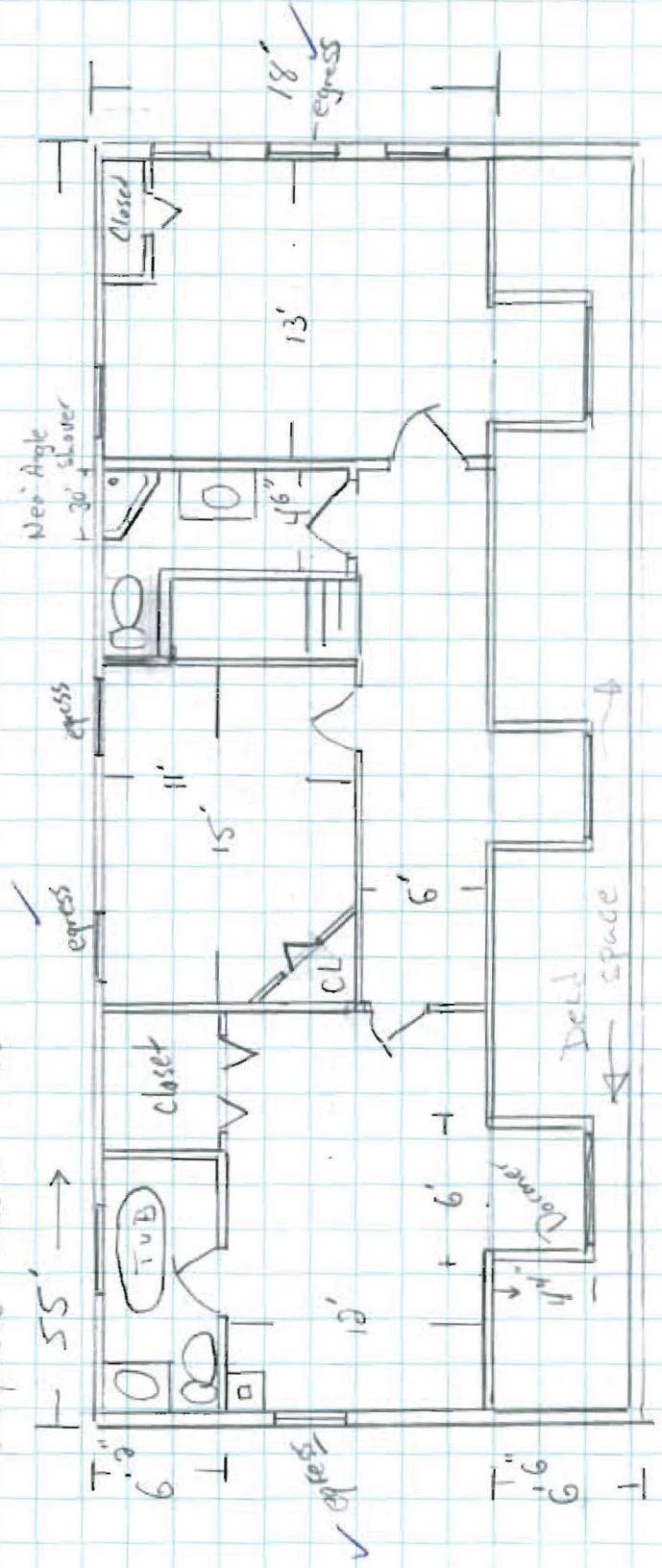
Existing Second Floor

Partition walls are 3/4 pine fixed to nailers top + bottom - No framing, Ext. walls are 2x4
 No change to window layout on back or East Side of house.



East Side

Proposed Second Floor



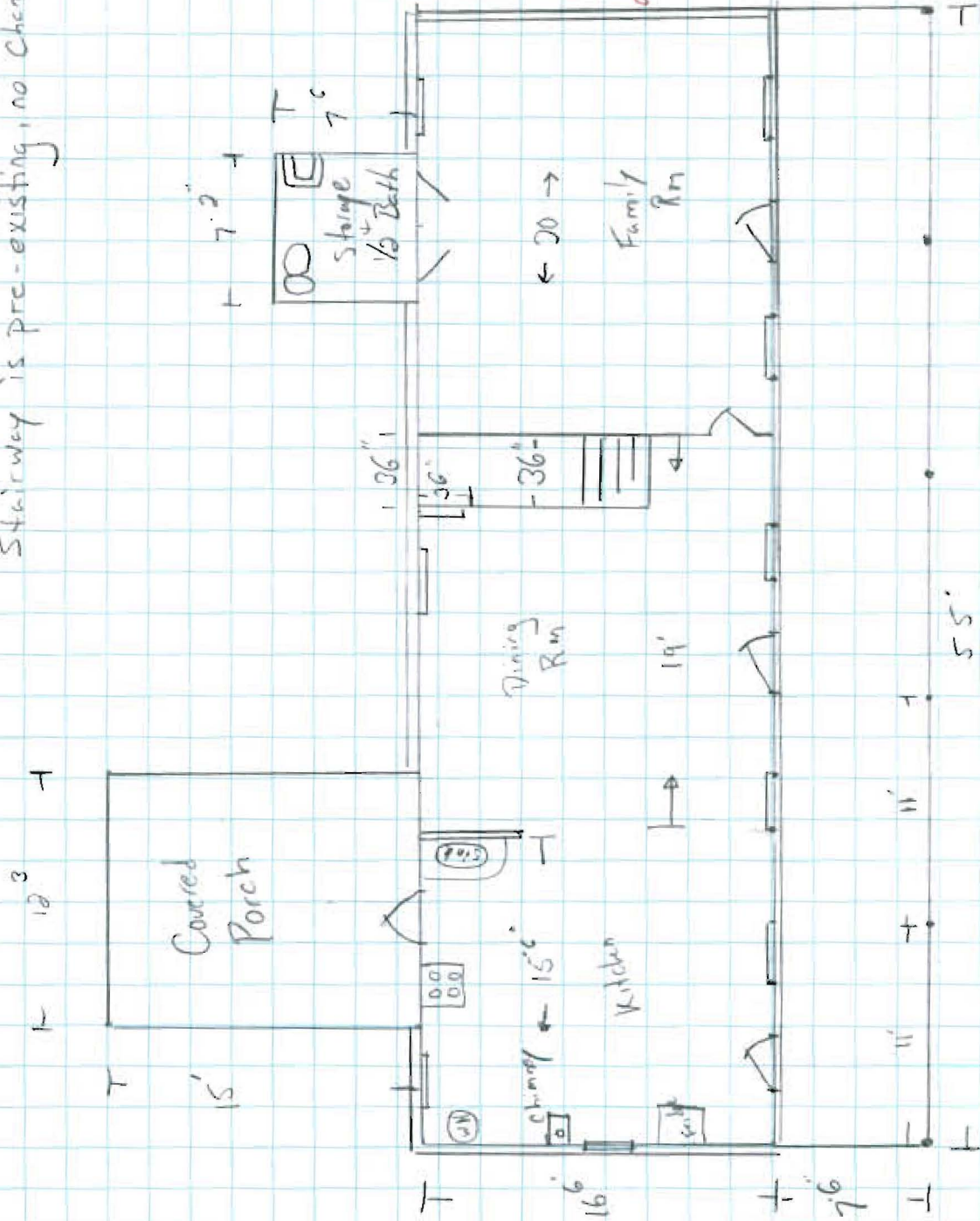
Interior Doors are custom 3/4 Ply board w/ 3/4 Pine Cleats

Existing First Floor
 No change to floor plan

Only changes are window/Door locations on front porch side

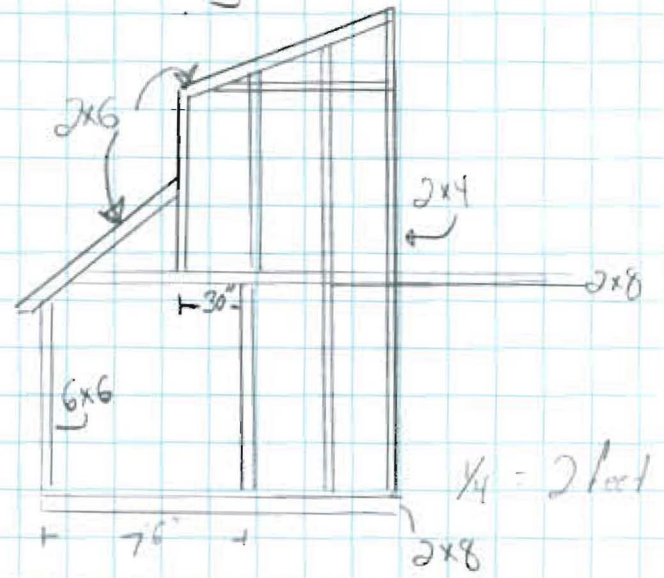
Interior walls are 3/4 Board Board fixed to nailers top + bottom - no framing
 Exterior walls are 2x4

Stairway is pre-existing, no changes, meets code requirements



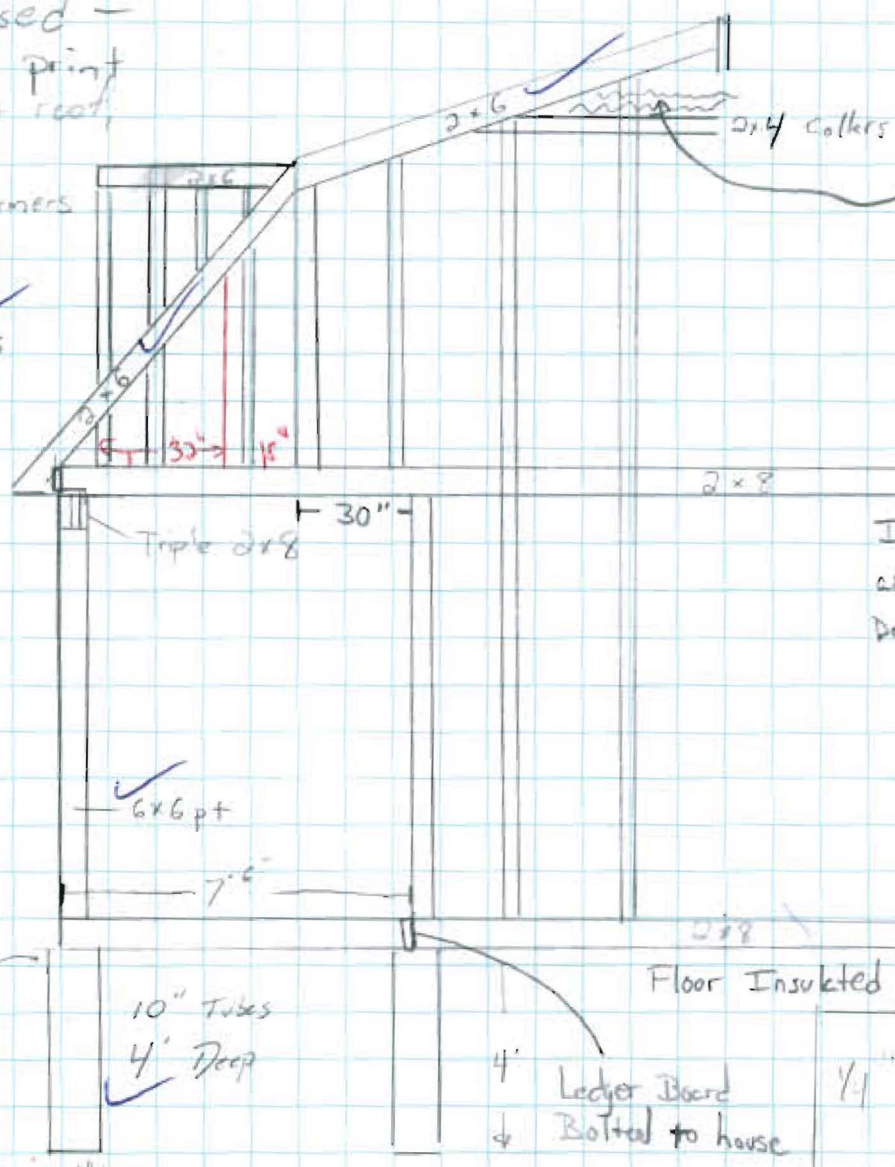
Existing cottage is 2x4
 Balloon framing w/ 20" centers
 Rafters are 2x6, 20" centers
 Fire blocks to be installed
 No change to Rear of Building

- Existing -



- Proposed -

Same Foot print
 Remove old porch + roof,
 Build new porch w/
 new roof line + dormers
 All new framing
 installed on 16" centers
 11' spans between
 6x6 posts



Rafters
 Insulated
 w/ R-19
 Ceiling Insulated
 w/ R-19
 Walls insulated
 w/ R-13

Interior Floors
 are 3/4 T+G pine
 Decking Mat'l is
 5/4 x 6" PT

2x8 Joist hangers
 connecting floor +
 ceiling joists to
 house.

Floor Insulated w/ R-30

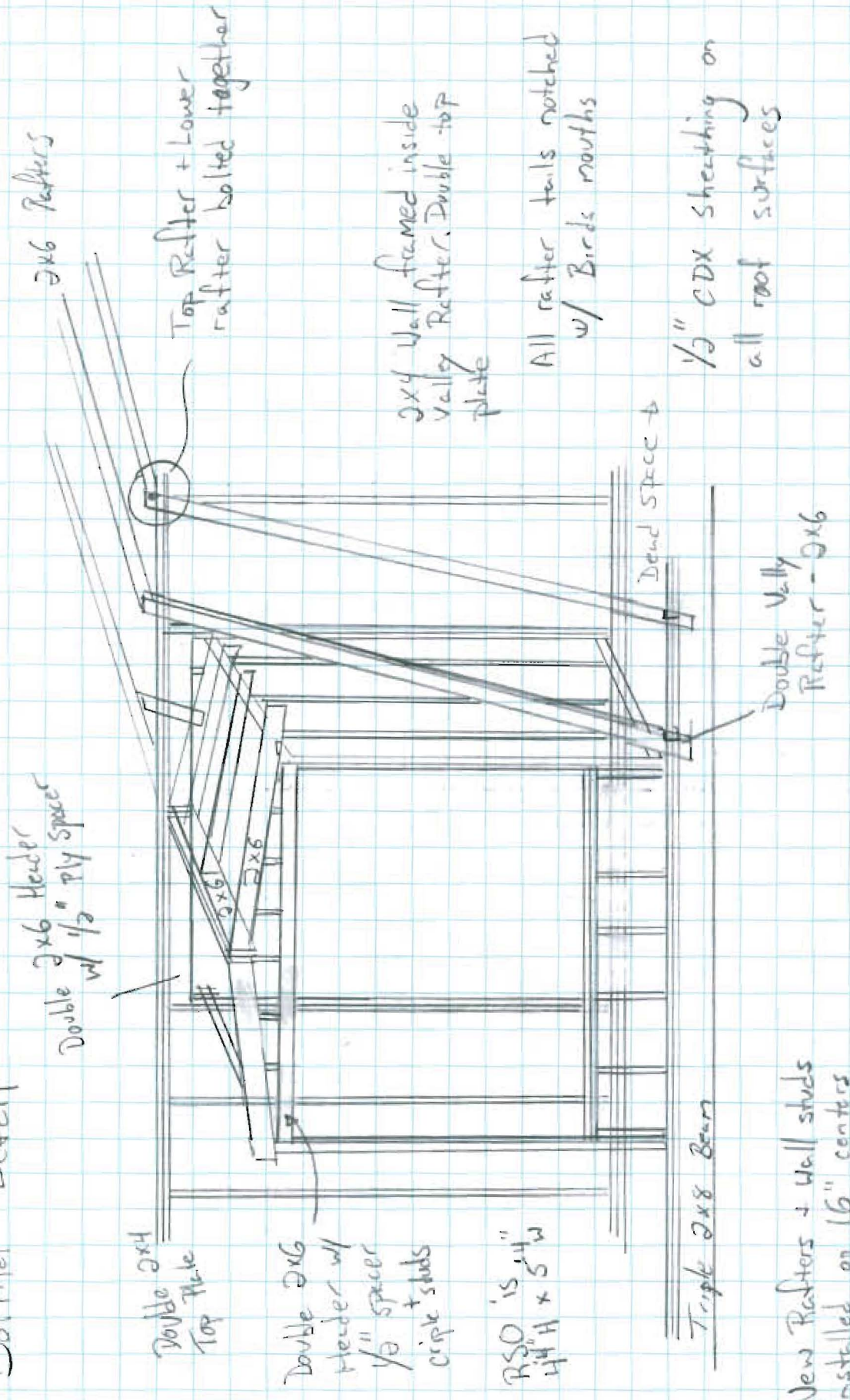
10" Tubes
 4' Deep

4' Ledger Board
 Bolted to house

1/4" = 1 foot

F 10'4"

Dormer Detail



2x6 Rafters

Double 2x4 Top Plate

Double 2x6 Header w/ 1/2" spacer triple studs

RSO 15/44 H x 5/4 W

Triple 2x8 Beam

Double 2x6 Header w/ 1/2" Ply Spacer

Top Rafter + Lower rafter bolted together

2x4 Wall framed inside Valley Rafter. Double top plate

All rafter tails notched w/ Birds mouths

1/2" CDX Sheathing on all roof surfaces

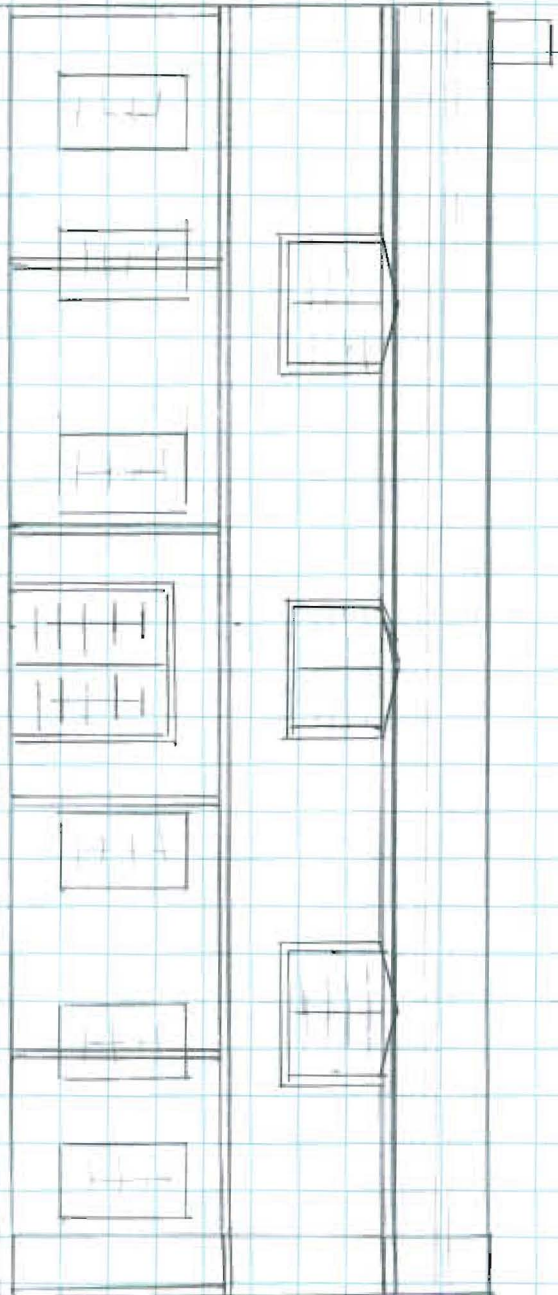
Dead Stud

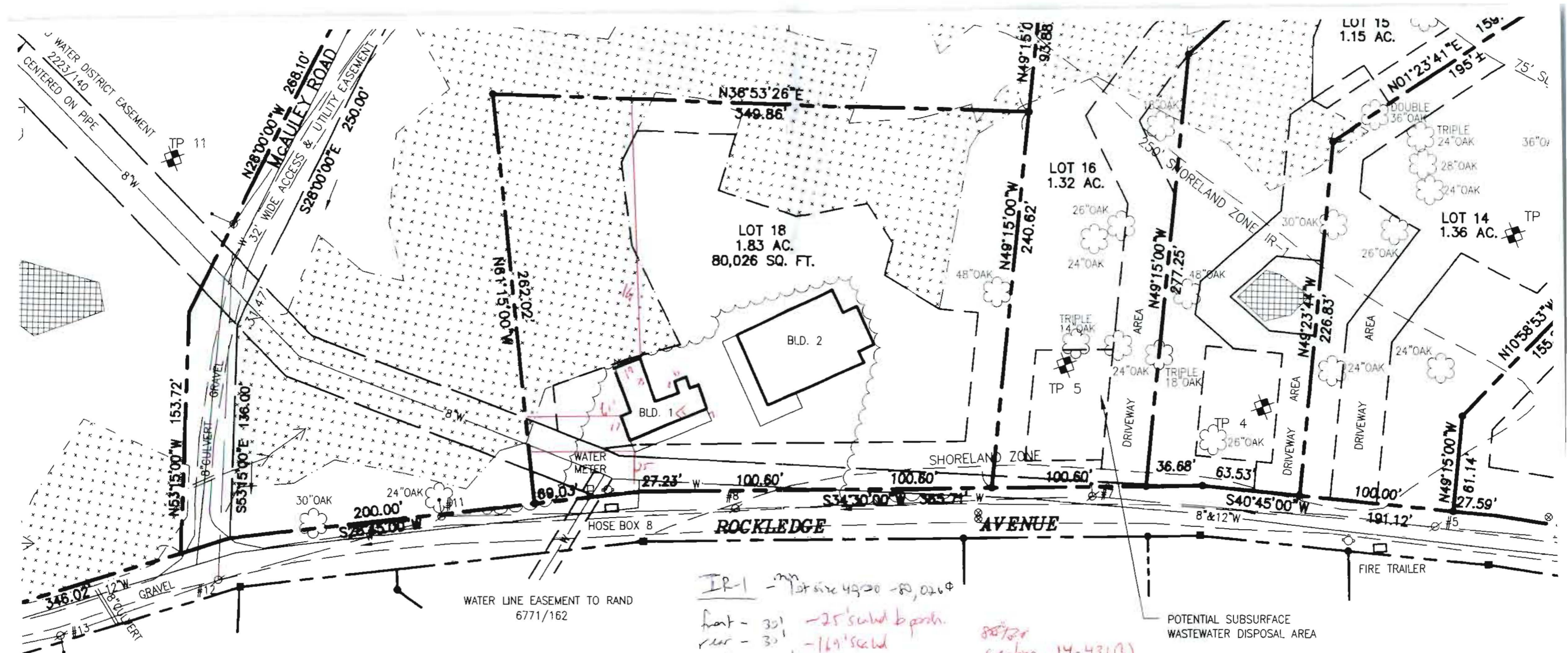
Double Valley Rafter - 2x6

New Rafters + Wall studs installed on 16" centers

Proposed front elevation

- New roof material will be $\frac{1}{2}$ " CDX, Ice + Water shield, Aluminum Drip Edge + 30 yr Asphalt Architecture
- Old Vinyl siding will be removed, replaced w/ cedar shingles
- No railing on porch, less than 12" to grade.
- First floor windows are pre existing vinyl double pane.
- New 5' x 6' Atrium style doors, vinyl 15 lite double pane for front entry doors
- New Second floor windows are re-claimed 4'4" x 5'4" double pane vinyl





IR-1 - min lot size 40,000 - 80,026 sq ft
 front - 30' - 25' setback to porch
 rear - 30' - 169' setback
 side - 20' - 61' setback
 80% of section 14-431(B)
 $80\% \text{ of } 1556.25 = 1245.0$
 adding 120.5 = 105%

POTENTIAL SUBSURFACE WASTEWATER DISPOSAL AREA

1" = 60'

RAND

SUBDIVISION PLAN, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

David P. Gehr
Michael J. [Signature]
Miller [Signature]
Al [Signature]

IR-1 ISLAND RESIDENTIAL ZONE
 MINIMUM LOT SIZE 40,000 S.F.
 MINIMUM LOT WIDTH 100'
 MINIMUM FRONTAGE 100'
 SETBACKS FRONT 30'
 SIDE 20'
 REAR 30'

STATE OF MAINE
 CUMBERLAND COUNTY REGISTRY OF DEEDS
 RECEIVED July 23, 2009
 AT 10 hr. 29 min. AM AND RECORDED IN
 PLAN BOOK 209, PAGE 209
 ATTACHED TO D.C. # 0

CERTIFICATION:
 OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN, AND THE RESULT OF AN ON THE GROUND SURVEY, THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

EXTRAORDINARY CONDITIONS, PROHIBITED VEHICLES ON LITTLE TRAILER IN GOLF CARTS, GARDEN TRAILER LESS AND MUNICIPAL VEHICLES ON THE PROPERTY EXCEPT GOLF CARTS LESS THAN 200 HORSEPOWER OR LESS, EXIST AND ARE SUBJECT TO CITY STANDARDS.

DATE