



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

8-13 20 10

Received from

Margaret Conner

Location of Work

46 Welch St

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 130

Building (IL) \_\_\_\_\_ Plumbing (15) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 84-K6

Check #: 1112 Total Collected \$ 130

**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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

PERMIT ISSUED

## BUILDING INSPECTION

# PERMIT

Permit Number: 101012  
AUG 2 8

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that CARVER MARGARET M / John Kiely  
has permission to Add sunporch to the front of cottage City of Portland  
AT 46 WELCH ST PEAKS ISLAND CBL 084 K006001

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

*ML 9M-10*

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 10-1012	Issue Date:	CBL: 084 K006001
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Location of Construction: 46 WELCH ST PEAKS ISLAND	Owner Name: CARVER MARGARET M	Owner Address: 2267 ISLAND COVE CIR	Phone:
Business Name:	Contractor Name: John Kiely	Contractor Address: 591 Island Ave Peaks Island	Phone: 2077662026
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: JR-2

Past Use: Single Family Home	Proposed Use: Single Family Home - Add sunporch to the front of cottage 14' x 14'	Permit Fee: \$130.00	Cost of Work: \$10,250.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRL-2003</i> <i>ML</i>	

Proposed Project Description: Add sunporch to the front of cottage (14' x 14')	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: Idobson	Date Applied For: 08/17/2010	<b>Zoning Approval</b>	
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<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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>NA</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/cond. h/w</i></p> <p>Date: <i>8/26/10</i> <i>Asa</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:</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in District 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:</p>
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**PERMIT ISSUED**

AUG 26

City of Portland

**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

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto: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.

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

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

Final inspection required at completion of work.

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

AUG 26

City of Portland

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 10-1012	<b>Date Applied For:</b> 08/17/2010	<b>CBL:</b> 084 K006001
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<b>Location of Construction:</b> 46 WELCH ST PEAKS ISLAND	<b>Owner Name:</b> CARVER MARGARET M	<b>Owner Address:</b> 2267 ISLAND COVE CIR	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> John Kiely	<b>Contractor Address:</b> 591 Island Ave Peaks Island	<b>Phone:</b> (207) 766-2026
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family Home - Add sunporch to the front of cottage	<b>Proposed Project Description:</b> Add sunporch to the front of cottage
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**Dept:** Zoning      **Status:** Pending      **Reviewer:** Ann Machado      **Approval Date:** 08/26/2010  
**Note:** Number for this building is 44 - the other building on the lot (#46) burned down on 2/10/09 and was demolsihed.      **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Nicholas Adams      **Approval Date:** 09/14/2010  
**Note:**      **Ok to Issue:**

- 1) 3/4" T&G roof sheathing shall be used and fastened per IRC 2003
- 2) Permit is approved for sunroom to be built at ground height and not attached to the house.
- 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) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.

**Comments:**  
9/14/2010-nadams: spoke with onwer the windows withing 2' of door swing will be tempered. Structure is at ground level maybe one step out and is not attached to dwelling. Ok to issue NLA

**PERMIT ISSUED**

AUG 26

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>46 WELCH ST. PEAKS ISLAND, ME 04108</u>		
Total Square Footage of Proposed Structure/Area <u>149 SF</u>	Square Footage of Lot <u>6,294</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>84</u> Block# <u>K</u> Lot# <u>6</u> <u>PORTLAND STREET</u> <u>BOOK, P 23</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>MARGARET CARVER</u> Address <u>PO BOX 131</u> City, State & Zip <u>PEAKS ISLAND, ME</u>	Telephone: <u>239-961-1548</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>10,250</u> C of O Fee: \$ _____ Total Fee: \$ <u>130</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? Proposed Specific use: <u>ADD SUNPORCH TO THE FRONT OF OUR COTTAGE.</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>ADDITION OF AN ENCLOSED PORCH</u>		
Contractor's name: <u>JOHN KIELY</u> Address: <u>591 ISLAND AV</u> City, State & Zip <u>PEAKS ISLAND, ME 04108</u> Telephone: _____ Who should we contact when the permit is ready: <u>OWNER</u> Telephone: <u>239-961-1548</u> Mailing address: _____		

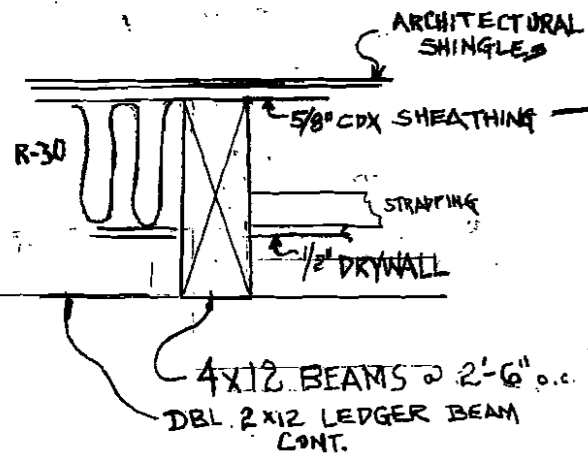
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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](http://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: Margaret Carver Date: 8-17-10

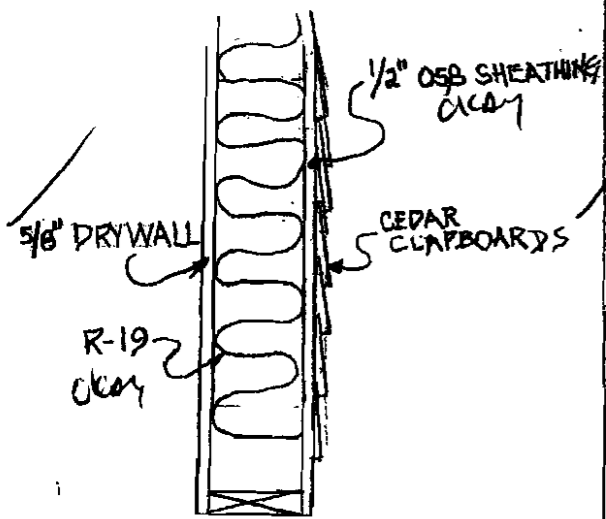
This is not a permit; you may not commence ANY work until the permit is issued



3/4" T&G

1 ROOF/CEILING

SCALE: 1/2" = 1'-0"



2 TYPICAL WALL SECTION

SCALE: 1/2" = 1'-0"

NOTES:

1) WALLS:

- A. INTERIOR PARTITIONS:
  - 1/2" REG DRYWALL
  - R-11 BATT INSULATION
  - 2x4 & 2x6 STUDS.
- B. SUNROOM WALLS: (3)
  - 5/8" TYTEX DRYWALL
  - R-19 BATT INSULATION
  - 2x6 STUDS
  - 1/2" OSB SHEATHING
  - CEDAR CLAPBOARDS - MATCH EXISTING
- C. SUNROOM SHARED WALL
  - REMOVE EXISTING CLAPS.
  - 1/2" DRYWALL ON EXISTING OSB
- D. SUNROOM CEILING
  - 1/2" REG DRYWALL
  - R-30 INSULATION
  - DRYWALL TOLERANCE BETWEEN JOISTS: 1/4" EACH SIDE MAX.
- E. DRYWALL FINISH
  - LEVEL & SMOOTH

2) WINDOWS:

- A. SUNROOM WINDOWS - 700.
  - THERMAL PANES
  - DBL WINDOW OUTSWING CRANK MFG.

3) DOORS:

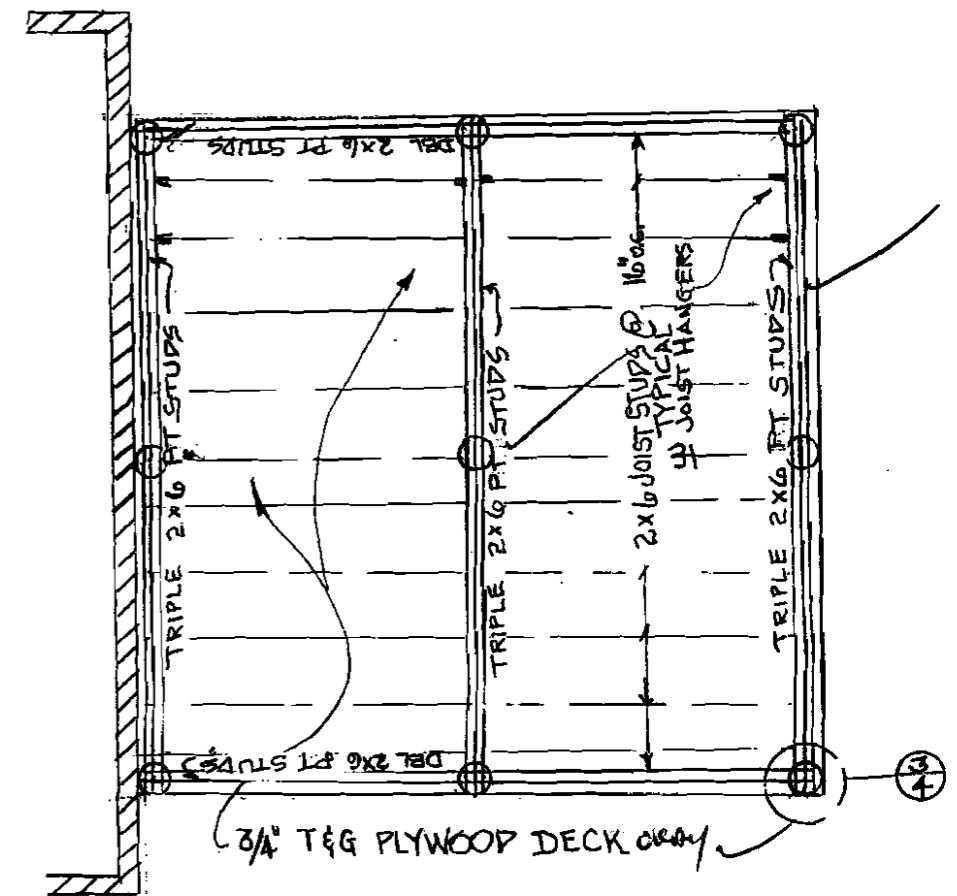
- A. USE SALVAGE DOOR FOR NEW ENTRY
- B. PATIO DOOR @ EXISTING WALL - 3'-0" THERMAL DOOR BROSCO

4) PAINTING: N.I.C.

5) ELECTRICAL: N.I.C.

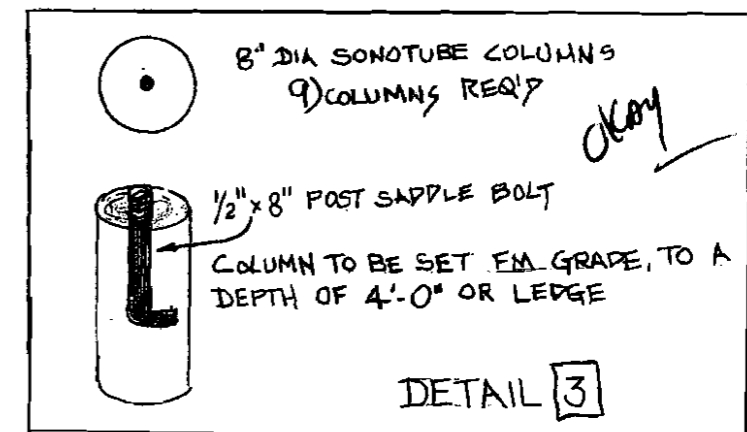
6) HEADERS @ SUNROOM

- A. EAST AND WEST SIDES TO HAVE DBL 2x6 MICROLAM HEADERS CONTINUOUS.
- B. SOUTH SIDE TO HAVE TRIPLE 2x6 MICROLAM HEADER CONTINUOUS. *Approved specs*



FOUNDATION PLAN

3/8" = 1'-0"



DETAIL 3

Deeds:  
Reference: 26962/78  
Source: 1104/378 & 1936/87

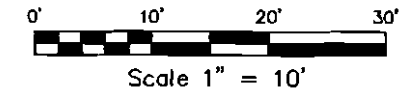
Now or Formerly  
Stephen R. Fox  
Book 24017, Page 109

lot number [typ.]  
see plan ref. #1

4

Now or Formerly  
David L. Cahon  
Book 13957, Page 38

- Plan Reference:**
- 1) "Copy of Mary A. Brackett Estate, Peaks Island" original plan by C. E. Staples, date of copy unknown, copy recorded plain book 12 page 101
  - 2) "Plan of A Portion of Land on Peak's Island owned by The Welch and Hilborn Heirs" recorded plan book 13, page 117.
  - 3) "Right of Way Survey for Welch Street and Island Avenue on Peaks Island" by Camille Alden, dated June 5, 2003, on file with the City of Portland Department of Public Works.



**LEGEND**

These standard symbols will be found in the drawing.

- Utility pole
- Iron bolt
- ⊙ Iron pipe
- ⊙ Iron Rod Set (IRS) capped PLS 2382
- ⊙ Well
- ⊙ Benchmark
- ⊙ Manhole
- ⊙ Evergreen tree
- Deciduous tree
- D.H.F. Drill hole found
- U — Overhead utility line
- X — Barbed wire fence
- Stone wall
- Boundary line
- Tie line
- Other property line
- Right-Of-Way line
- Setback line

- Descriptions of Monuments:**
- Mon #1 1/2" iron pipe below grade
  - Mon #2 iron pipe
  - Mon #3 iron rod
  - Mon #4 5/8" iron rod

Now or Formerly  
Dennis W. Rockwell &  
Patricia A. Crowley-Rockwell  
Book 4965, Page 266

49

Mon #2  
2.11' from tie line

5

**SURVEYOR'S CERTIFICATION**

This survey conforms to the Maine State Board of Professional Land Surveyors Standards of Practice with the following exceptions:  
1) No surveyors report written.

*Fred W. Nehring*

FRED W. NEHRING, PLS 2382

**REVISIONS**

REV	DATE	DESCRIPTION	BY

**BOUNDARY SURVEY**  
property of  
Margaret M. Carver  
Welch Street  
Peaks Island  
Portland, Maine

Nehring Company, P.C.  
Land Surveyors

PO Box 444, Boothbay, Maine 04537  
207.633.3311 www.nehringcompany.com

Project 149 Drawing 194

Drawn by: FWN April 23, 2010

*IR 2*  
lot size 6294.1 SF  
front setback - 25' - 55' (OK)  
rear setback - N/A -  
side setback - 20'  
right - 36'  
left - 16'

lot coverage = 20% = 1258.82 SF

existing 400  
proposed 196 (14x14)  
596 (OK)

shed 8x12 = 96  
692 (OK)

48  
lot number [typ.]  
see plan ref. #2



house

cottage

fire place

shed

PROPOSED  
ADDITION

6294.1 SQ. FT.  
0.14 ACRES

36' SIDE  
SETBACK

20' SIDE  
SETBACK

20' REAR  
SETBACK

original lot line

gravel  
driveway

2' manhole

sidewalk

- Notes:**
- 1) Bearings are referenced to magnetic north observed 2010.
  - 2) All plan and deed references are Cumberland County Registry of Deeds unless otherwise noted.
  - 3) Property is located in Portland's Island Residential Zone 1 (IR-1). For information on ordinances see Division 7.1 Section 14-145.1 to 14-145.6.

State of Maine  
Cumberland, ss. Registry of Deeds  
received  
at \_\_\_\_\_ M. \_\_\_\_\_ M. and  
recorded in Book \_\_\_\_\_ Page \_\_\_\_\_  
ATTEST:

Register

Mon #4

**WELCH STREET**  
see Portland street book 1 page 237

assumed R-O-W  
N 68°58'00" W 112.27' (Tie)  
to iron bolt

see 1936/87  
20.00'

S 68°58'00" E 70.00'

50.00'

Mon #1  
S 68°58'00" E 27.61' (Tie)  
To iron bolt  
0.80'  
S 21°04'31" W

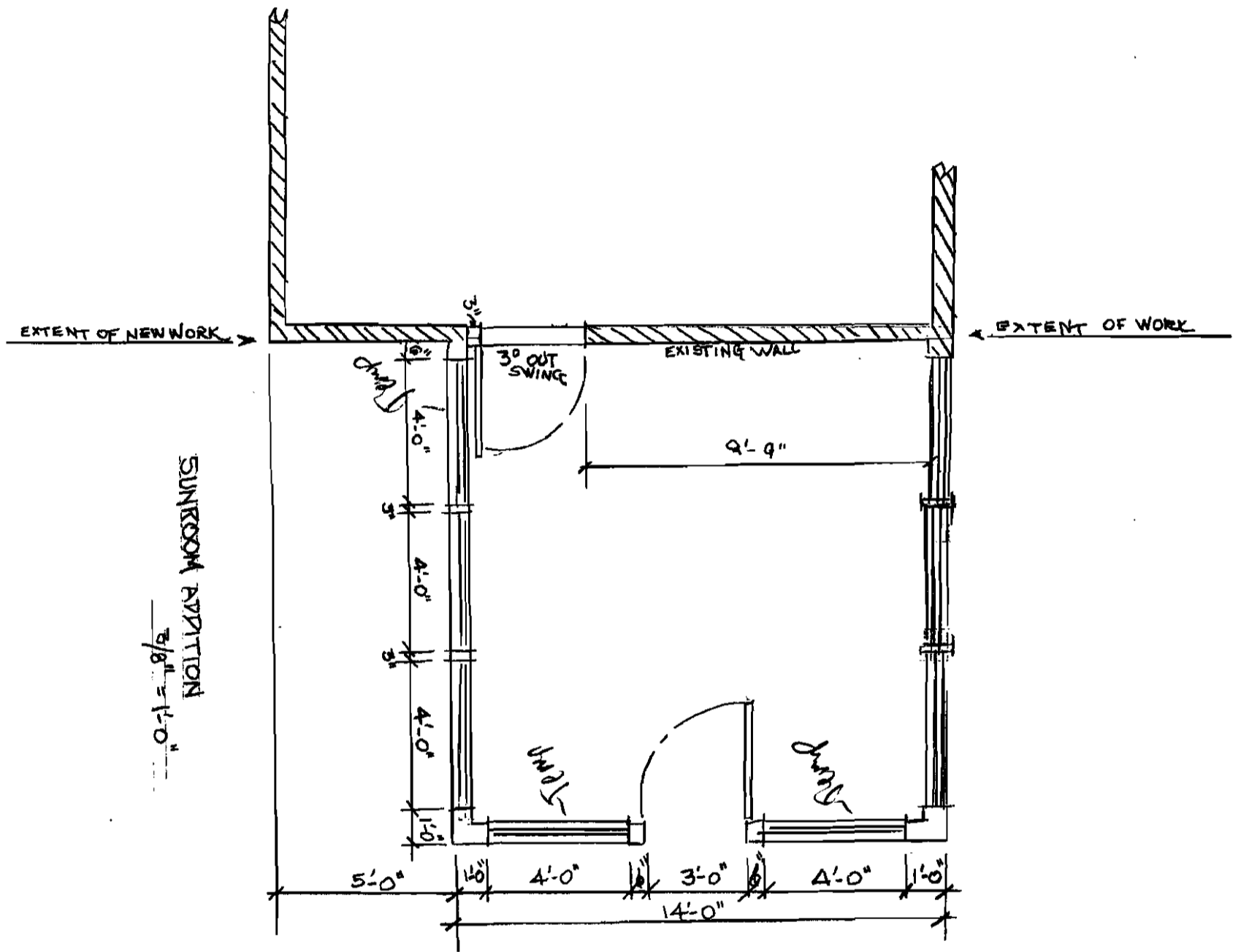
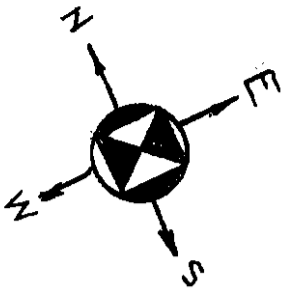
50

51  
Now or Formerly  
Earl MacNeill Randall  
Post # 142  
American Legion, Inc.  
Book 1527, Page 410

Mon #3  
5.62' (Tie)  
N 63°19'27" W

stone wall is bound  
N 68°39'45" W 70.00' (Tie)





SUNKROOM ADDITION  
 $\frac{2}{8}'' = 1'-0''$

CARVER ADDITION  
 46 WELCH STREET  
 PEAKS ISLAND, ME  
 LOT 50  
 PORTLAND STREET BOOK 1  
 PG 23

