



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 12/08/14

- A1 Title Page
- A2 Proposed Site Plan
- A3 Existing and Proposed First Floor Plans
- A4 Existing East Elevation
- A5 Proposed East Elevation
- A6 Proposed Stair Foundation and Framing Plan

**Rachel Conly**  
Architectural Design

26 Sterling Street  
Peaks Island, Maine 04108  
207.766.5625

Title Page

PROJECT

**Green & Chuh  
Residence  
131 New Island Ave.  
Peaks Island, ME**

DATE  
11.10.14

REVISED

SCALE

DRAWN BY  
**Rachel &  
Harvey**

NOTES

**A1**



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207.766.5625

**Proposed  
Site Plan**

PROJECT

**Green & Chuh  
Residence**  
131 New Island Ave.  
Peaks Island, ME

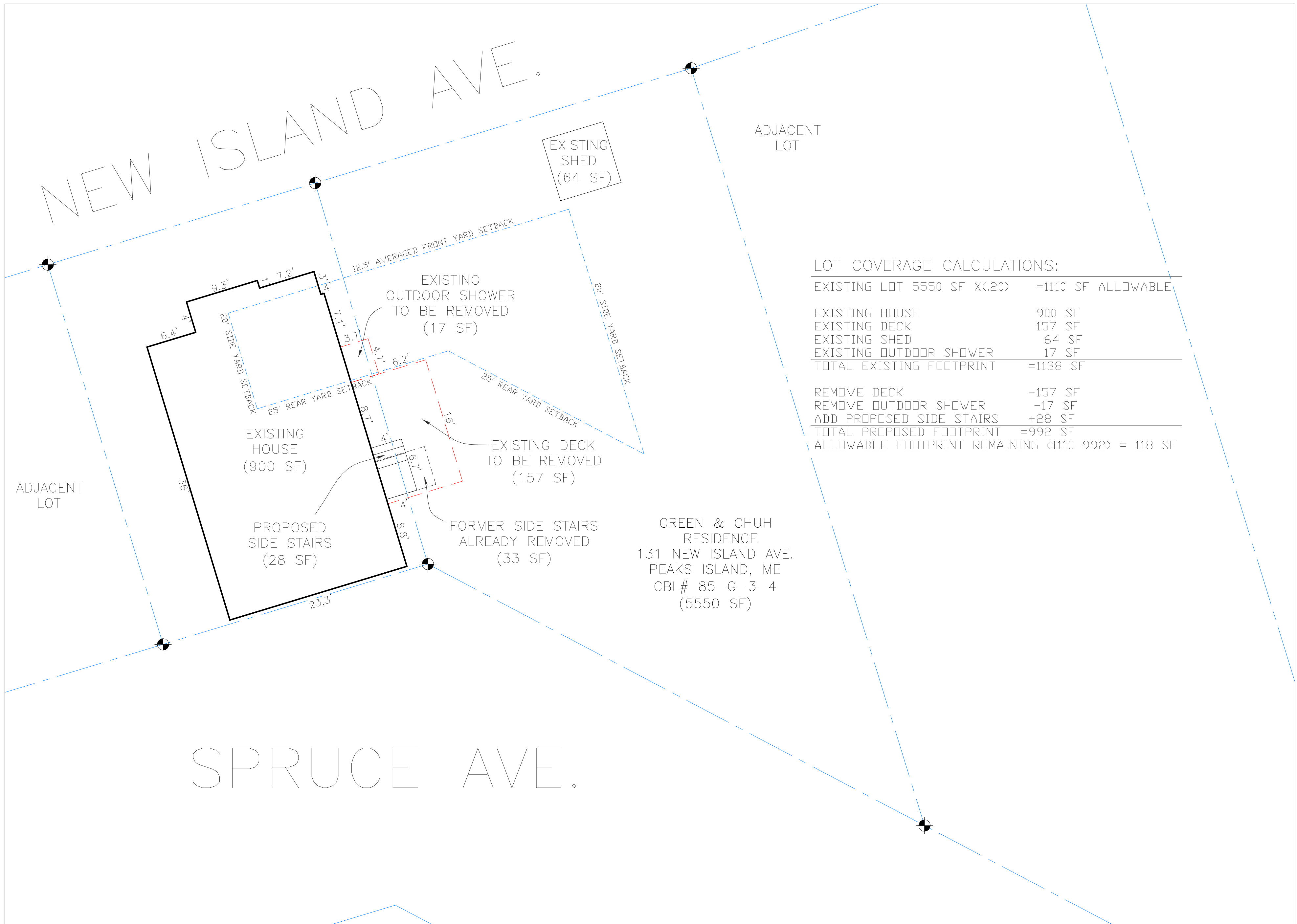
DATE  
11.10.14

REVISED

SCALE  
1/8" = 1'-0"

DRAWN BY  
**Rachel &  
Harvey**

NOTES



**LOT COVERAGE CALCULATIONS:**

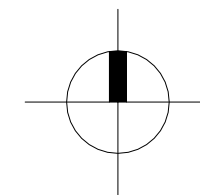
EXISTING LOT 5550 SF X(.20) =1110 SF ALLOWABLE

EXISTING HOUSE	900 SF
EXISTING DECK	157 SF
EXISTING SHED	64 SF
EXISTING OUTDOOR SHOWER	17 SF
<b>TOTAL EXISTING FOOTPRINT</b>	<b>=1138 SF</b>

REMOVE DECK	-157 SF
REMOVE OUTDOOR SHOWER	-17 SF
ADD PROPOSED SIDE STAIRS	+28 SF
<b>TOTAL PROPOSED FOOTPRINT</b>	<b>=992 SF</b>
<b>ALLOWABLE FOOTPRINT REMAINING (1110-992)</b>	<b>= 118 SF</b>

GREEN & CHUH  
RESIDENCE  
131 NEW ISLAND AVE.  
PEAKS ISLAND, ME  
CBL# 85-G-3-4  
(5550 SF)

**A** Proposed Site Plan  
1/8" = 1'-0"



**A2**





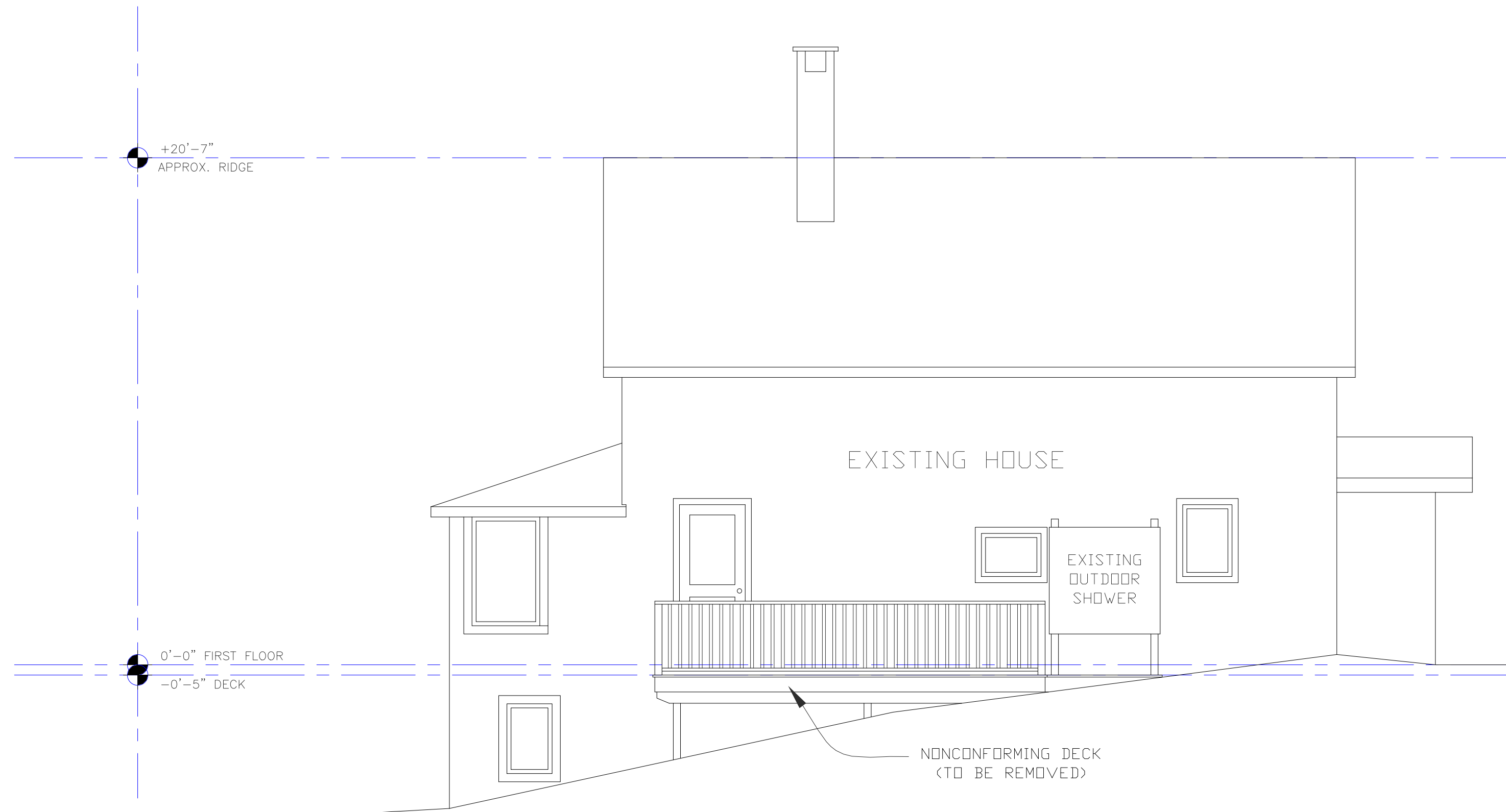
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Existing  
East  
Elevation



PROJECT

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131 New Island Ave.  
Peaks Island, ME

DATE  
11.10.14

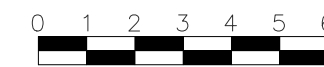
REVISED

SCALE  
1/4" = 1'-0"

DRAWN BY  
**Rachel &  
Harvey**

NOTES

**A** Existing East Elevation  
1/4" = 1'-0"



**A4**



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Architectural Design

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Peaks Island, Maine 04108  
207.766.5625

Proposed  
East  
Elevation

PROJECT

**Green & Chuh  
Residence**  
131 New Island Ave.  
Peaks Island, ME

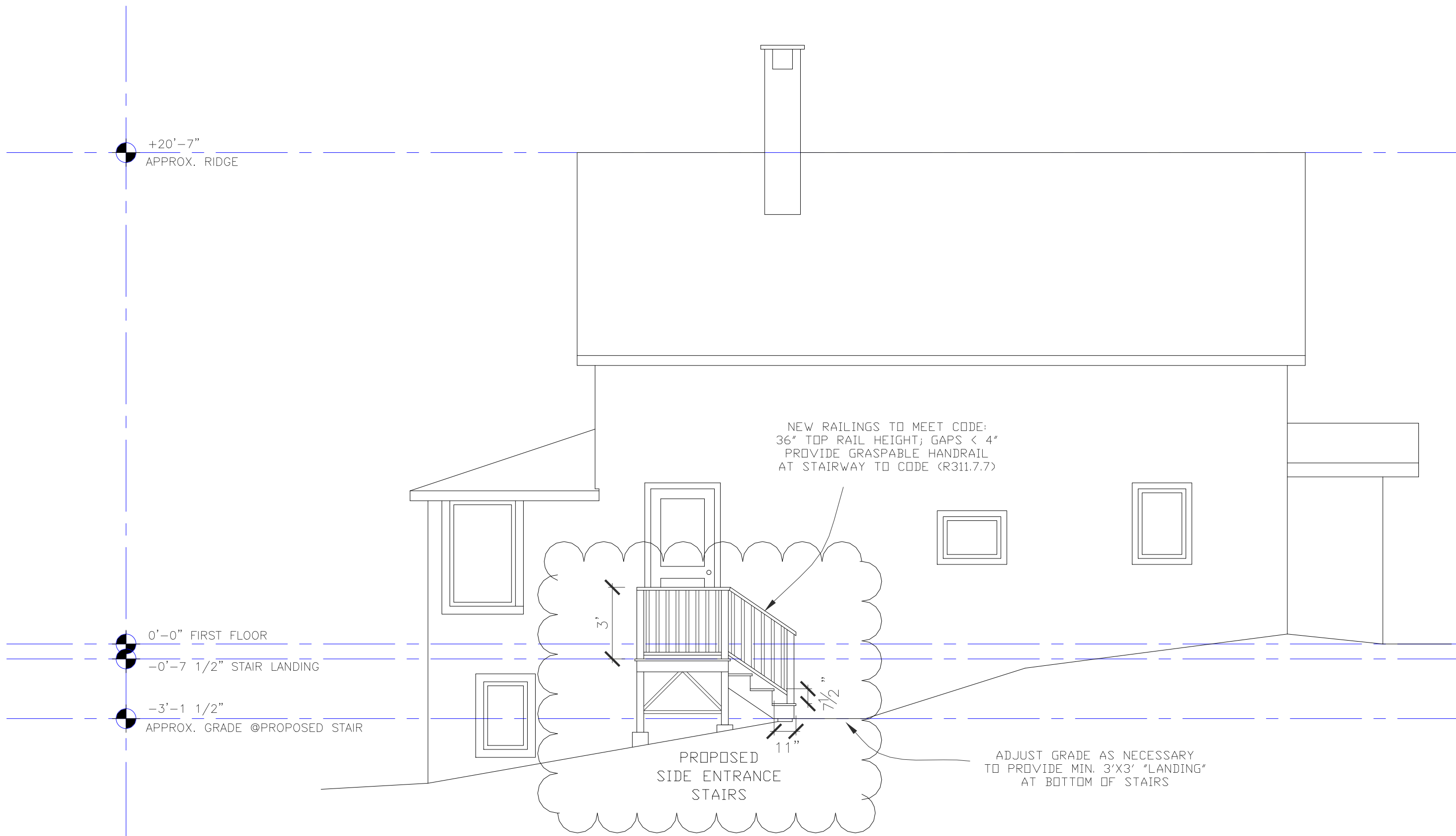
DATE  
11.10.14

REVISED

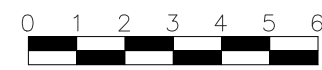
SCALE  
1/4" = 1'-0"

DRAWN BY  
**Rachel &  
Harvey**

NOTES



**A** Proposed East Elevation  
1/4" = 1'-0"



**A5**



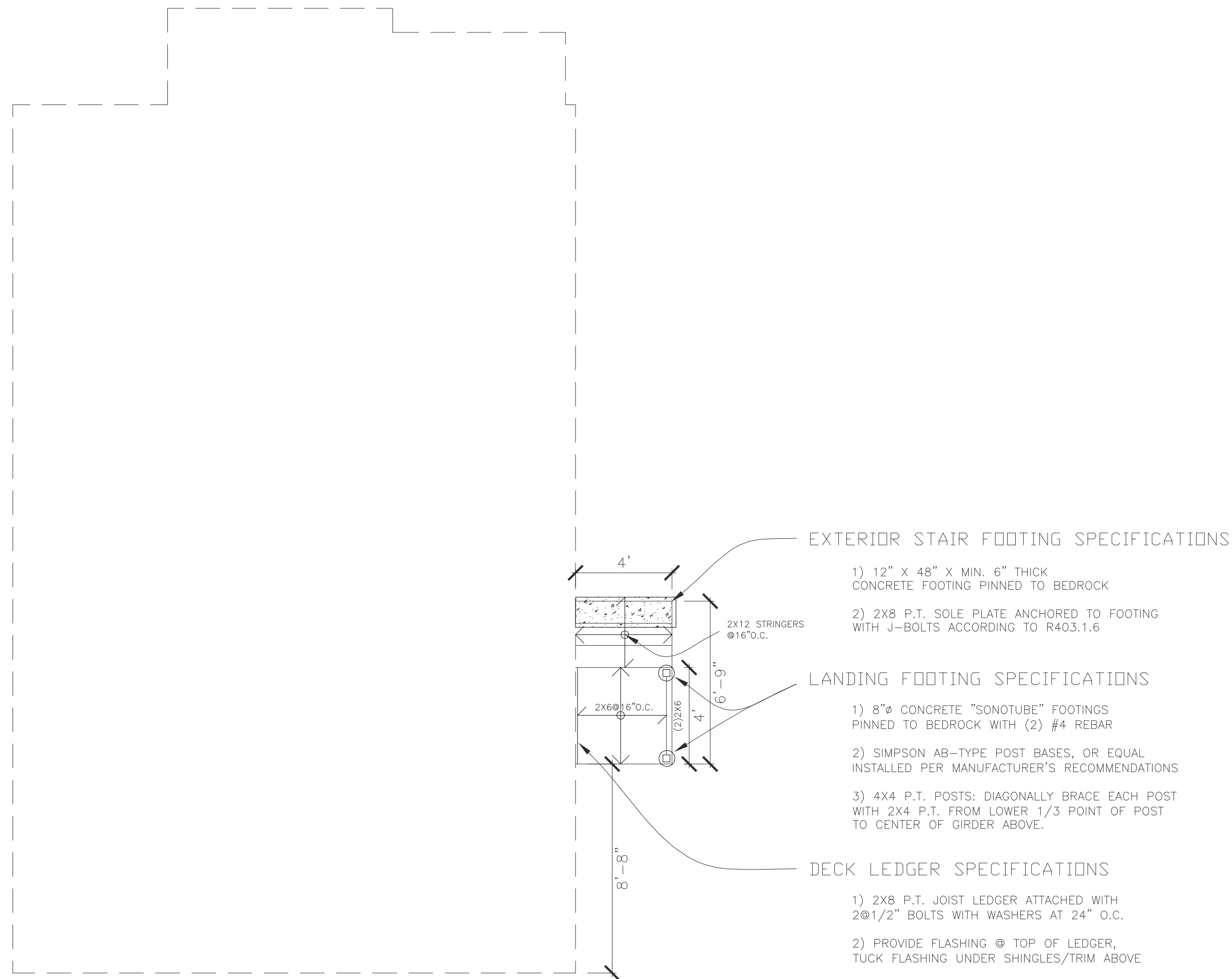
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**Rachel Conly**  
Architectural Design

26 Sterling Street  
Peaks Island, Maine 04108  
207.766.5625

**Proposed  
Stair Foundation  
and Framing  
Plan**



PROJECT

**Green & Chuh  
Residence  
131 New Island Ave.  
Peaks Island, ME**

DATE  
11.10.14

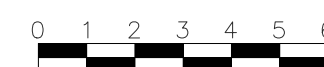
REVISED

SCALE  
1/4" = 1'-0"

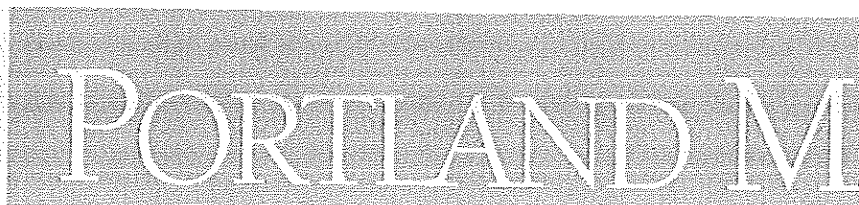
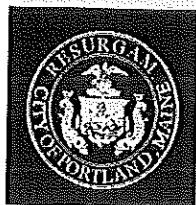
DRAWN BY  
**Rachel &  
Harvey**

NOTES

**A** Proposed Stair Foundation and Framing  
1/4" = 1'-0"



**A6**



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*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Jeff Levine, AICP, Director  
Director of Planning and Urban Development

Tammy Munson  
Director, Inspections Division

### **Electronic Signature and Fee Payment Confirmation**

*Notice: Your electronic signature is considered a legal signature per state law.*

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete permit application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my permit application and corresponding paperwork has been electronically delivered, I intend to **hand deliver** a payment method to the Inspections Office, Room 315, Portland City Hall.
- I intend to deliver a payment method through the U.S. Postal Service mail once my permit paperwork has been electronically delivered.

Applicant Signature: Rachel A. Conly

Date: 11.11.14

I have provided digital copies and sent them on:

Date: 11.11.14

NOTE: All electronic paperwork must be delivered to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov) or by physical means ie; a thumb drive or CD to the office.

# Acknowledgment of Code Compliance Responsibility- Fast Track



Reviewed for Code Compliance  
Inspections Division  
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Date: 12/08/14

I, Joshua Green am the owner or duly authorized owner's agent of the property listed below

Print Legal Name

131 New Island Ave., Peaks Island, ME 04108

Physical Address

I am seeking a permit for the construction or installation of:

Side Entrance Stairs (and removal of non-conforming deck)

Proposed Project Description

I understand that the permits obtained pursuant to this acknowledgement of code compliance responsibility will be in my name and that I am acting as the **general contractor** for this project. I accept full responsibility for the work performed.

I am submitting for a permit authorized by the **State of Maine Uniform Building and Energy Code (MUBEC), Fuel Board Laws and Rules and all locally adopted codes and standards applying to Plumbing, Electrical, Fire Prevention and Protection in anticipation of having it approved or approved with conditions.** I have read the following statement and understand that **failure to comply with all conditions once construction is begun may necessitate an immediate work stoppage until such time as compliance with the stipulated conditions is attained.** I certify that I have made a diligent inquiry regarding the need for concurrent state or federal permits to engage in the work requested under this building permit, and no such permits are required or I will have obtained the required permits prior to issuance of this permit. I understand that the granting of this permit shall not be construed as satisfying the requirements of other applicable Federal, State or Local laws or regulations, including City of Portland historic preservation requirements, if applicable. I understand and agree that this permit does not authorize the violation of regulations.

In addition, I understand and agree that this building permit does not authorize the violation of the **12 M.R.S. § 12801 et seq. - Endangered Species.**

I certify under penalty of perjury and under the laws of the State of Maine the foregoing is true and correct. I further certify that all easements, deed restrictions, or other encumbrances restricting the use of the property are shown on the site plans submitted with this application.

I hereby apply for a permit as a Owner of the below listed property and by so doing will assume responsibility for compliance with all applicable codes, bylaws, rules and regulations.

*I further understand that it is my responsibility to schedule inspections of the work as required and that the City's inspections will, at that time, check the work for code compliance. The City's inspectors may require modifications to the work completed if it does not meet applicable codes.* JCG INITIAL HERE

Sign Here: Joshua C. Green  
Owner or Owner's Authorized Agent

Date: 11.11.14

PLEASE ALSO FILL OUT AND SIGN SECOND PAGE



# Acknowledgment of Code Compliance Responsibility- Fast Track

OFFICE USE ONLY

PERMIT # \_\_\_\_\_

CBL # \_\_\_\_\_



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THIS PROJECT IS ELIGIBLE FOR FAST TRACK PERMITTING BECAUSE IT IS IN THE FOLLOWING CATEGORY / CATEGORIES (CHECK ALL THAT APPLY):

- One/Two Family Swimming Pools, Spas or Hot Tubs
- One/Two Family Decks, Stairs and Porches (attached or detached) First Floor Only
- One/Two Family Detached One Story Accessory Structures (garages, sheds, etc.) not to exceed 600sq ft with no habitable space
- Home Occupations (excluding day cares )
- One/Two Family Renovation/Rehabilitation (within the existing shell)
- Attached One /Two Family Garages /Additions/Dormers bearing the seal of a licensed design professional
- New *Sprinklered* One and Two Family Homes (bearing the seal of a licensed design professional stating code compliance) – **MUST STILL RECEIVE LEVEL 1 SITE PLAN APPROVAL FROM PLANNING**
- One/Two Family HVAC (including boilers, furnaces, heating appliances, pellet and wood stoves)
- Interior office renovations with no change of use (no expansions; no site work; no load bearing structural changes are eligible) bearing the seal of a licensed design professional stating code compliance
- Interior Demolition with no load bearing demolition
- Amendments to existing permits
- Commercial HVAC systems (with structural and mechanical plans bearing the seal of a licensed design professional stating code compliance)
- Commercial HVAC for Boilers/Furnaces/Heating Appliances
- Commercial Signs or Awnings
- Exterior Propane Tanks
- Residential or Commercial Subsurface Waste Water Systems (No Rule Variance Only)
- Renewal of Outdoor Dining Areas
- Temporary Outdoor Tents and stages under 750 sq ft per tent or stage
- Fire Suppression Systems (Both non-water and water based installations)
- Fences over 6'-0" in height
- Site work only
- Retaining walls over 4ft in height with stamped plans (or approval from inspection staff)

I understand that if the property is located in a historic district this application will also be reviewed by Historic Preservation. I further understand that the Building Inspections Division reserves the right to deny a fast track eligible project.

Sign Here: \_\_\_\_\_

Owner or Owner's Authorized Agent

Joshua C. Green

Date: 11.11.14

Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8703 - Fax: 874-8716 - TTY: 874-8936

On the Web @ <http://www.portlandmaine.gov/planning/buildinsp.asp>

Revised: June, 2013



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user c within the City, payment arrangements must be made before permits of any

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Address/Location of Construction: 131 New Island Ave., Peaks Island, Maine 04108		
Total Square Footage of Proposed Structure:		992 sq.ft
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 85-G-3-4	Applicant Name: Joshua Green Address 131 New Island Ave. City, State & Zip Peaks Island, ME 04108	Telephone: 973-392-2026 Email: thejgreen4@gmail.com
Lessee/Owner Name : (if different than applicant) Address:  City, State & Zip:  Telephone & E-mail:	Contractor Name: (if different from Applicant) Address:  City, State & Zip:  Telephone & E-mail:	Cost Of Work: \$ 1,200  C of O Fee: \$ _____  Historic Rev \$ _____  Total Fees : \$ _____
Current use (i.e. single family) <u>single family</u> If vacant, what was the previous use? <u>n/a</u> Proposed Specific use: <u>single family residential (no change)</u> Is property part of a subdivision? ____ If yes, please name <u>n/a</u> Project description:  * Remove non-conforming deck. Build side entrance stairs		
Who should we contact when the permit is ready: Rachel Conly, or Harvey Johnson		
Address: 26 Sterling St.		
City, State & Zip: Peaks Island, ME		
E-mail Address: rachelconlydesign@gmail.com and harvey.rachelconlydesign@gmail.com		
Telephone: 207.766.5625		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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: Rachel Conly	Date: 11.11.14
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This is not a permit; you may not commence ANY work until the permit is issued.