

Form # P 08

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, if Any,  
Attached

## BUILDING PERMIT

Permit Number: 101748

### PERMIT ISSUED

This is to certify that Robin & Rick MacRae/Rachel C. Archibald Design  
has permission to New 48 sq. ft. covered entrance at each address NOV - 5 2010  
AT 71 Central Ave. Peake Island CB# 087GG003001

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 finished-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 \_\_\_\_\_

*James P. [Signature]* 11/5/10  
Director, Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 10-1258	Issue Date:	CBL: 087 GG003001
-----------------------	-------------	----------------------

Location of Construction: 71 Central Ave. Peaks Island	Owner Name: Robin & Rick MacRae	Owner Address: 71 Central Ave.	Phone:
Business Name:	Contractor Name: Rachel Conly Architectural Design	Contractor Address: 26 Sterling Peaks Island	Phone: 2074158561
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR-2

Fast Use: Single Family	Proposed Use: Single Family / New 48 sq. ft. covered entrance porch addition. <i>not enclosed</i>	Permit Fee: \$100.00	Cost of Work: \$7,500.00	CEO District: 1
----------------------------	---	-------------------------	-----------------------------	--------------------

Proposed Project Description: New 48 sq. ft. covered entrance porch addition. - <i>not enclosed</i>	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group R3 Type SB IRC-2003 Signature: <i>JMB 11/5/10</i> 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: gg	Date Applied For: 10/06/2010	<b>Zoning Approval</b>
------------------------	---------------------------------	------------------------

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.  2. Building permits do not include plumbing, septic or electrical work.  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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	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	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>10/13/10</i>	Date: _____	Date: _____

**PERMIT ISSUED**

NOV - 5

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

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

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

Permit No: 10-1258	Date Applied For: 10/06/2010	CBL: 087 GG003001
-----------------------	---------------------------------	----------------------

Location of Construction: 71 Central Ave. Peaks Island	Owner Name: Robin & Rick MacRae	Owner Address: 71 Central Ave.	Phone:
Business Name:	Contractor Name: Rachel Conly Architectural Design	Contractor Address: 26 Sterling Peaks Island	Phone: (207) 415-8561
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family / New 48 sq. ft. covered entrance porch addition.	Proposed Project Description: New 48 sq. ft. covered entrance porch addition.
--	--

Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schumuckal      Approval Date: 10/13/2010

Note: Ok to Issue:

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a single family dwelling. 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. It is understood that the porch will not be enclosed. It is further understood that the stairs will not be constructed but will be landscaping timbers.

Dept: Building      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 11/05/2010

Note: Ok to Issue:

- 1) The guardrail can also be the handrail if graspable, or mount a handrail on the house wall.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**PERMIT ISSUED**

NOV - 5 2010

City of Portland

## **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.**

  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 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**

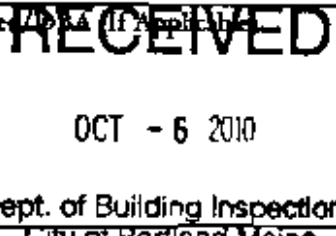
**NOV - 5 2008**

**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: <b>71 CENTRAL AVE PEAKS ISLAND ME 04108</b>		
Total Square Footage of Proposed Structure/Area <b>98 SQFT</b>	Square Footage of Lot <b>0.251 ACRES</b>	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <b>87 66 3-4-29</b>	Applicant *must be owner, Lessee or Buyer* Name <b>ROBIN &amp; RICK MACRAE</b> Address <b>71 CENTRAL ME</b> City, State & Zip <b>PEAKS ISLAND, ME. 04108</b>	Telephone: <b>845-548-0812</b>
<div style="text-align: center;">  </div>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <b>7,500</b> C of O Fee: \$ Total Fee: \$ <b>100.00</b>
Current legal use (i.e. single family) <b>SP</b> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <b>COVERED ENTRANCE PORCH ADDITION: 98 SQFT</b>		
Contractor's name: _____		
Address: _____		
City, State & Zip _____ <b>DESIGNER</b> Telephone: _____		
Who should we contact when the permit is ready: <b>RACHEL CONLY</b> Telephone: <b>207-766-5625</b>		
Mailing address: <b>26 STERLING STREET PEAKS ISLAND, ME. 04108</b>		

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: Rachel Conly Date: 10.5.10

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



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

**Original Receipt**

Received from Oct 6 2010  
Richard Conley

Location of Work 71 Central Ave

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

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

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

Total: 100.00

Building (1L) \_\_\_\_\_ Plumbing (15) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 0876 6003

Check #: 1099

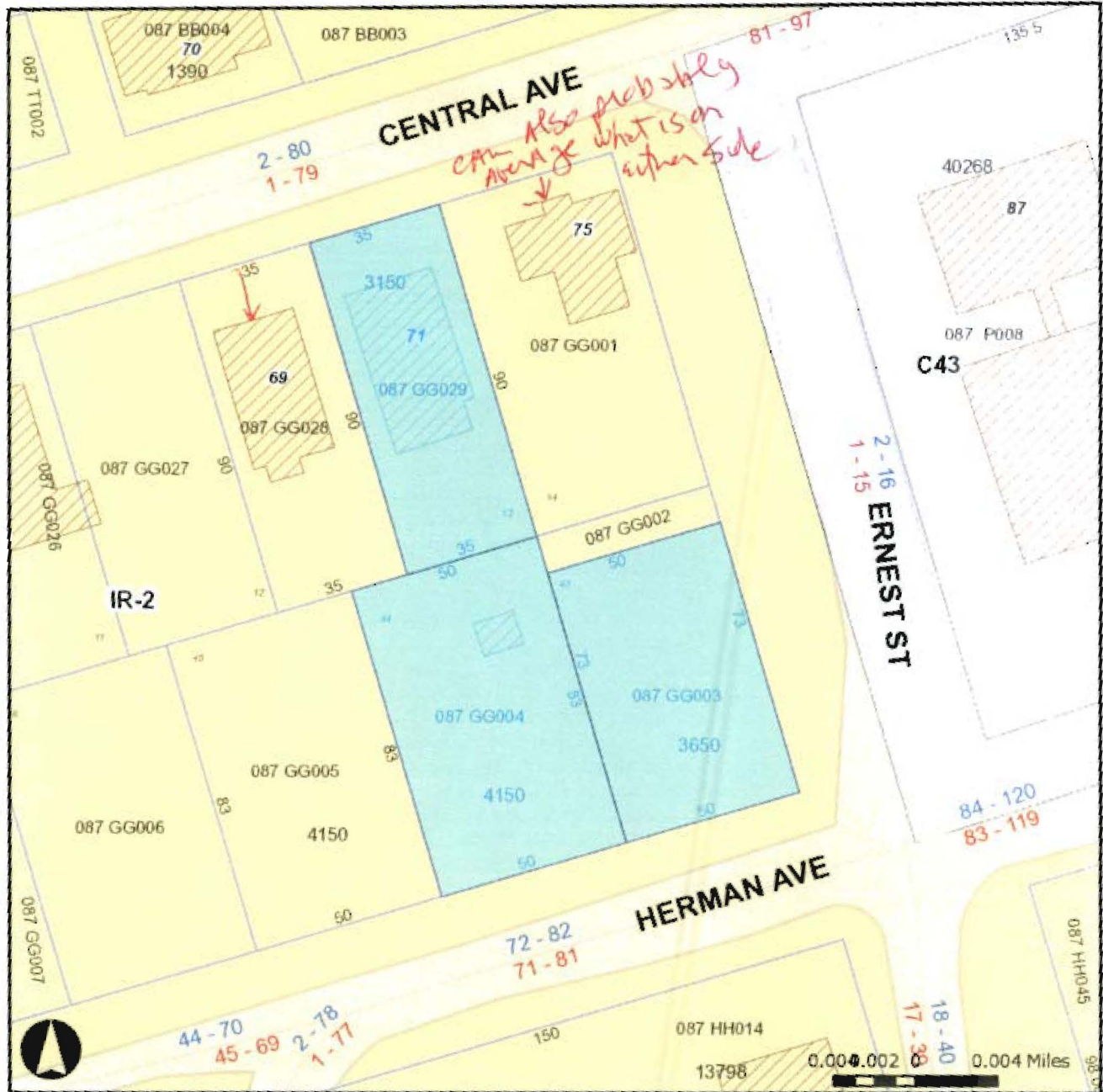
Total Collected \$ 100.00

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

Taken by: Hayle

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

# Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
	Stream_protection	R2 Residential	C25
Interstate	<b>Island Zoning</b>	R3 Residential	C26
Streets	C43	R4 Residential	C27
<b>Buildings</b>	I-B	R5 Residential	C28
Building	I-TS	R6 Residential	C29
Out Building	I-R1	ROS Recreation Open Space	C30
	I-R2		C31

Rachel Conly  
Architectural Designer

CENTRAL AVENUE

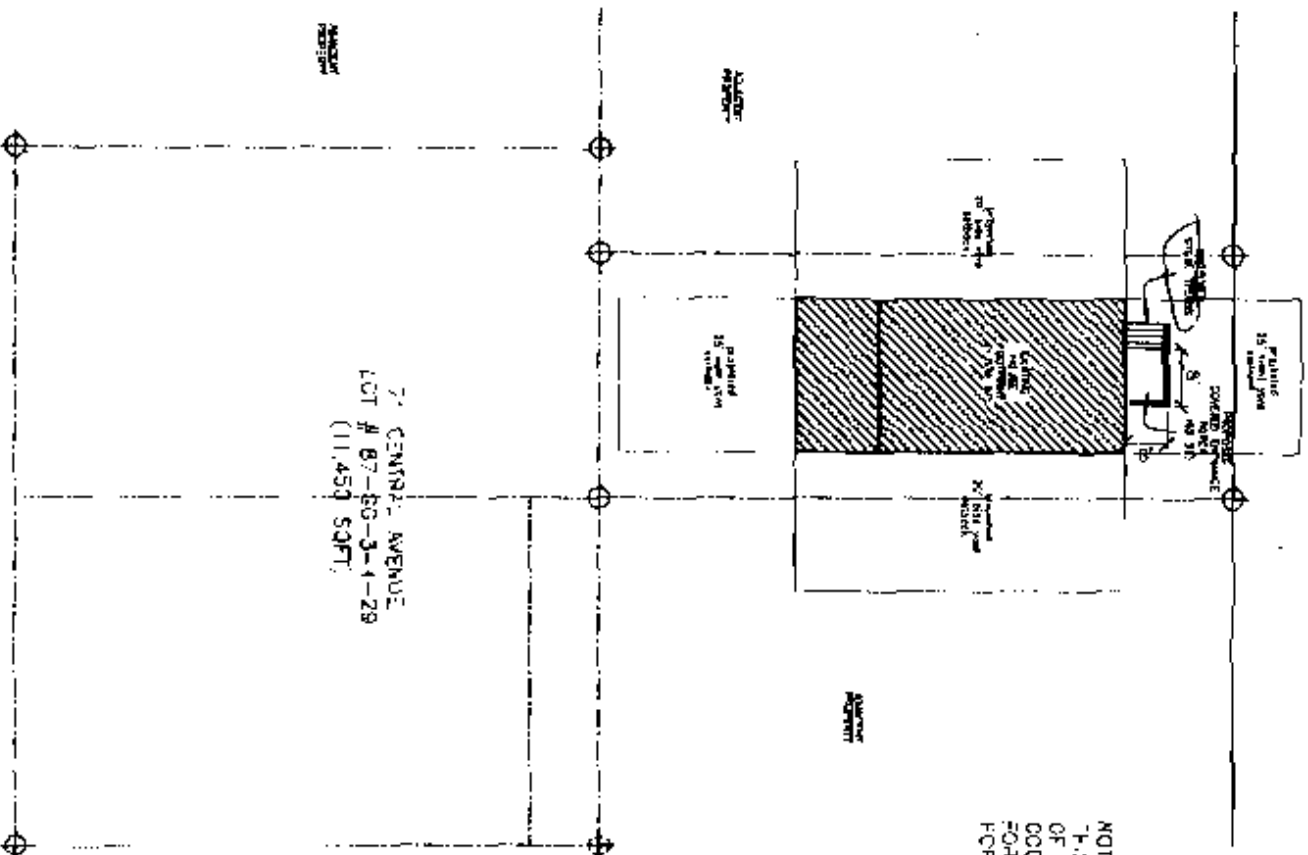
IR-2

N

NOTE: PROPOSAL EMPLOYS THE USE OF SEC. 14-425 IN THE LAND USE CODE OF ORDINANCE WHICH ALLOWS FOR A 50 SF ONE STORY ENTRANCE PORCH.

Handwritten note: "I can use the first porch, can use the first provision to average setbacks on eastern side"

Handwritten calculation:  $11,450 + 20' = 2290' \text{ max}$   
1st cut



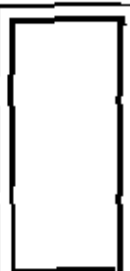
71 CENTRAL AVENUE  
LOT # 87-80-3-4-29  
(11,450 SQ FT)

Site 3100  
K<sub>8</sub> = 1.5  
Handwritten note: "from 1/5 N of 10 Scale"

Plot Plan

MiscRue Residence  
71 Central Avenue  
Peak Island, Maine  
04108

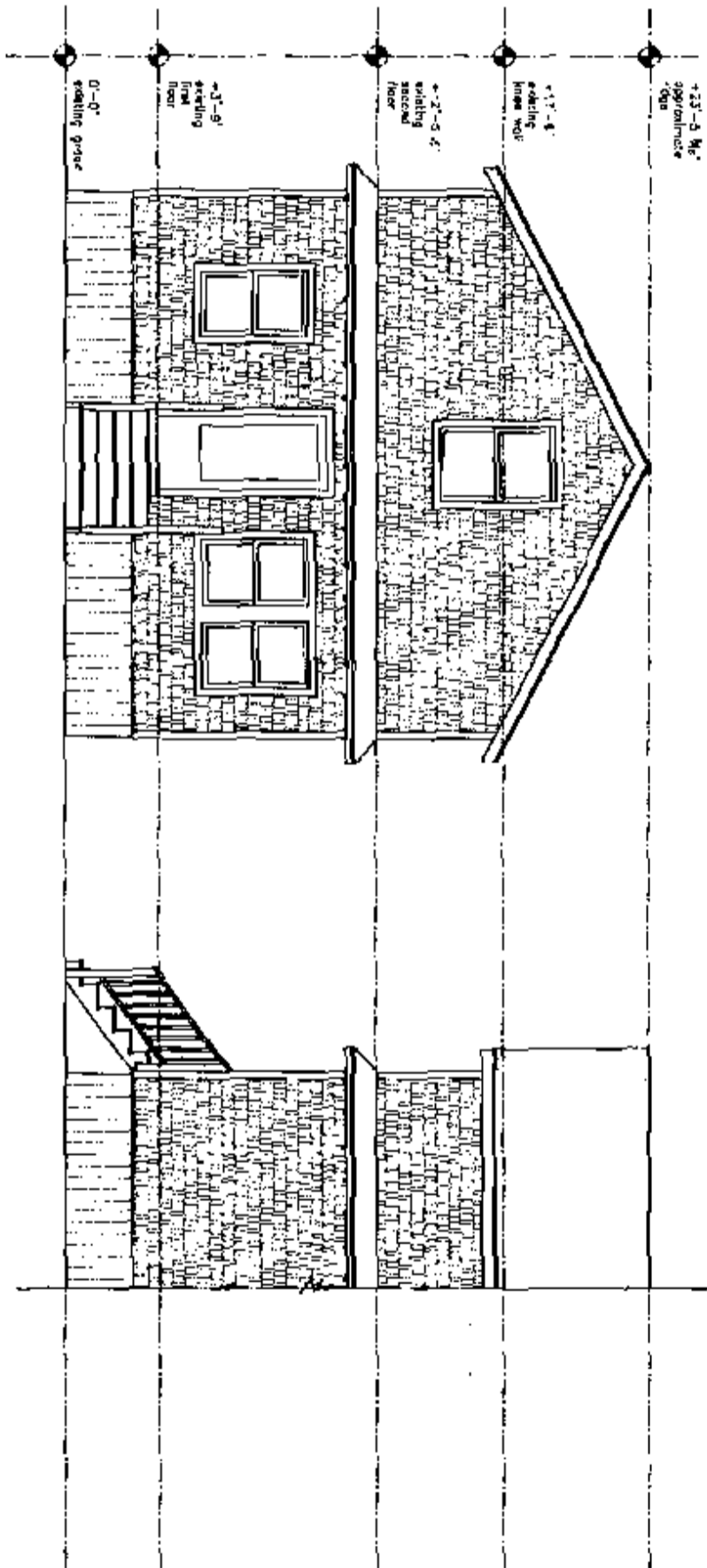
DATE	10.6.10	REVISION	
DESIGNER	K <sub>8</sub> = 1.5	PROJECT	Rachel





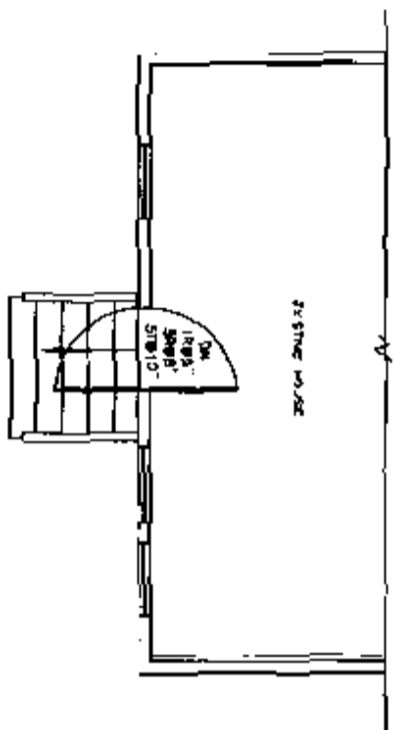
Rachel Conly  
Architectural Design

Existing Conditions



A Existing North Elevation  
1/4" = 1'-0"

B Existing West Elevation  
1/4" = 1'-0"



C Existing First Floor/Porch Plan  
1/4" = 1'-0"

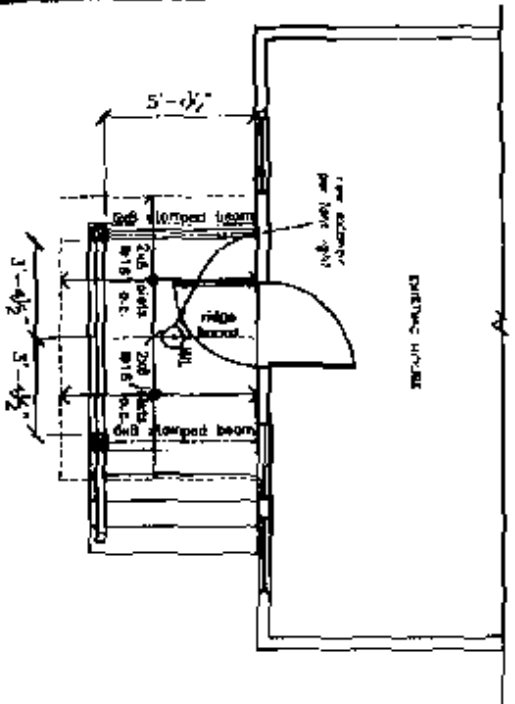
MacRae Residence  
71 Central Avenue  
Peaks Island, Maine  
04108

DATE	BY	REVISION
11.11.10	RACHEL	ISSUED FOR PERMITS
11.11.10	RACHEL	ISSUED FOR PERMITS

A1

Rachel Conly  
Architectural Design

Structural Plans



Porches, Pool Form, Pa. Plan  
1/8" = 1' = 0"

PROJECT

MacRae Residence  
71 Central Avenue  
Peaks Island, Maine  
04108

DATE

10.8.13

ISSUED

PROJECT  
Rachel

SCALE

1/8" = 1' = 0"

A3

Rachel Conly  
Architectural Design

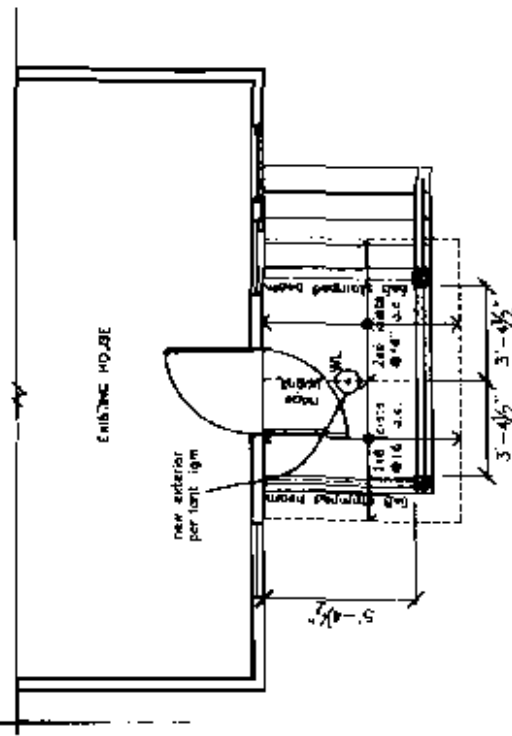
Structural Plans

PROJECT  
MacRae Residence

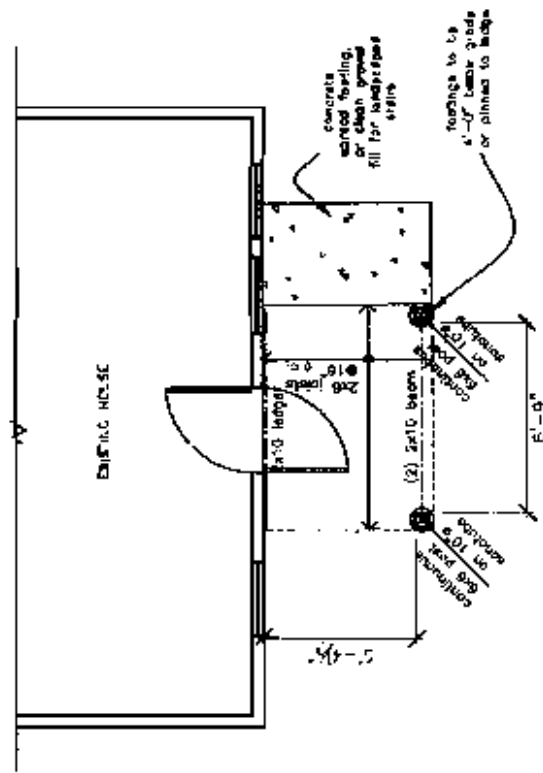
71 Central Avenue  
Peaks Island, Maine  
04108

DATE	10.8.10	REVISED
SCALE	1/4" = 1'-0"	DESIGNED BY Rachel
NOTES		

A3



(B) Proposed Roof Framing Plan  
1/4" = 1'-0"



(A) Proposed Foundation/Deck Framing Plan  
1/4" = 1'-0"