

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that TIMOTHY VON REYN

Located At 191 BRACKETT AVE, PI

Job ID: 2011-08-1948-ALTR

CBL: 088 - - M - 007 - 001 - - - - -

has permission to Add 2 shed dormers and 1 raised roof shed dormer with 2'6" bump out cantilever, all to the rear 2nd story provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 9/6/11
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-08-1948-ALTR	Date Applied: 8/9/2011	CBL: 088 - - M - 007 - 001 - - - - -	
Location of Construction: 191 BRACKETT AVE, P.I.	Owner Name: TIMOTHY VON REYN	Owner Address: 191 BRACKETT AVE PEAKS ISLAND, ME - MAINE 04108	Phone: 804-777-8589
Business Name:	Contractor Name: Douglas Wilber	Contractor Address: 27 Central Ave., P.I. 04108	Phone: 272-8763
Lessee/Buyer's Name:	Phone:	Permit Type: SF addition	Zone: IR-1
Past Use: Single family dwelling	Proposed Use: Same: single family dwelling - to add dormer to rear second floor	Cost of Work: \$40,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: 5B IRC-2009 Signature: JMB 9/6/11
Proposed Project Description: Add Dormer to rear second story		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie	Zoning Approval		
<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 informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>17+ foot edge wetlands</i> <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>ok with complete 8/17/11</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in Dist 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>[Signature]</i>
	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	PHON



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-08-1948-ALTR

Located At: 191 BRACKETT

CBL: 088 - - M - 007 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
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. The rooms labeled as "workshop" and "office" shall be for home use only, not business use. Any use other than home use requires separate approvals.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Those renovating 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.
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. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
5. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.



General Building Permit Application

IR-1 / Shoreland

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>191 BRACKETT AVE. PEAKS ISLAND</u>		
Total Square Footage of Proposed Structure/Area <u>1345 SF</u>	Square Footage of Lot <u>28,553</u>	Number of Stories <u>1 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>88</u> Block# <u>M</u> Lot# <u>7</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>TIM VON REYN</u> Address <u>191 BRACKETT AVE</u> City, State & Zip <u>PEAKS ISLAND, ME 04108</u>	Telephone: <u>804 777-8589</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>40,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>420</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>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>ADD DORMERS TO REAR SECOND STORY</u>		
Contractor's name: <u>DOUGLAS WILBER</u> Address: <u>27 CENTRAL AVE.</u> City, State & Zip <u>PEAKS ISLAND, PORTLAND, ME 04108</u> Telephone: <u>207/272-8763</u> Who should we contact when the permit is ready: <u>ERIC SOKOL</u> Telephone: <u>207/699-2998</u> Mailing address: <u>WINKELMAN ARCHITECTURE, 41 UNION WHARF, PORTLAND, ME 04101</u>		

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Department of Building Inspections
City of Portland, Maine

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.

Signature: [Signature] Date: 8/9/11

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

8-9-20 11

Received from Winkelman -

Location of Work 191 Beach PI

Cost of Construction \$ 11,100

Building Fee: _____

Permit Fee \$ _____

Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 400

Building (IL) _____

Plumbing (I5) _____

Electrical (I2) _____

Site Plan (U2) _____

Other _____

CBL: 88 117

Check #: 5196

Total Collected \$ 400

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

Taken by: J. J. J.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

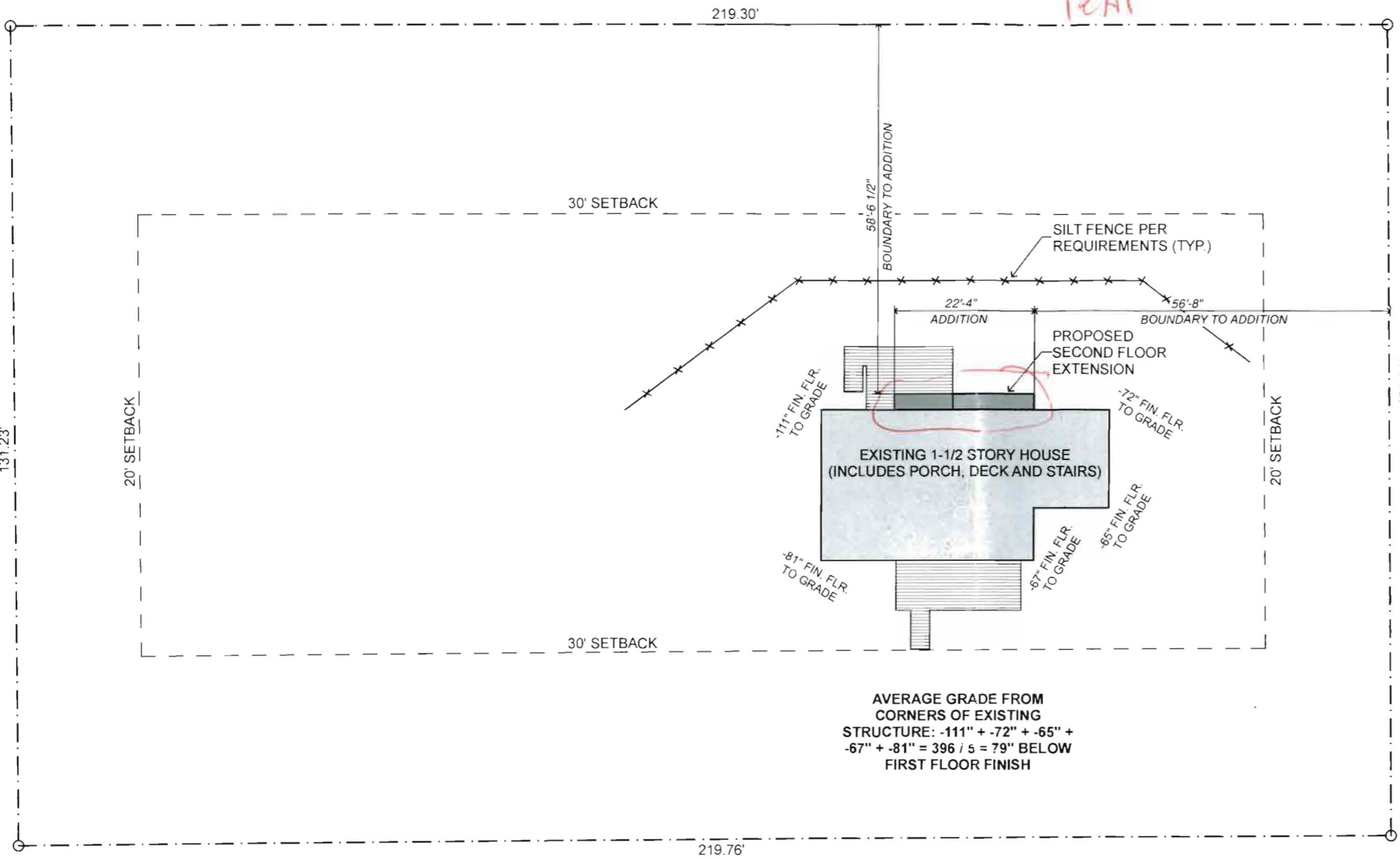
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections 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.**
 1. Foundation/Footing inspection prior to pour
 2. Close In Inspection Framing/Plumbing/Electrical
 3. Final Inspection 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 OF 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.



Front

REAR

Side

IR-1
 Front: N/A
 REAR: 30' min - ~ 58' show
 side 20' min - ~ 57' show
 side ok
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 AUG - 9 2011
 Dept. of Building Inspections
 City of Portland Maine

BRACKETT AVENUE

Address:
191 Brackett Avenue, Peaks Island, Maine.

Lot:
Tax Map Lot # 88-M-7 (28,553 sq. ft.)

Zone:
Residential: IR-1

Owner:
Tim & Susan VonReyn: 191 Brackett Avenue, Peaks Island, Maine 802/777-8589.

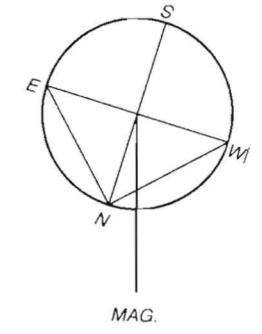
Builder:
Douglas Wilber: 27 Central Avenue, Peaks Island, Portland, ME 207/272-8763.

Existing:
1 1/2 story structure with front porch, deck and stairs. Approx. 1,345 sq. ft. (total site coverage).

Proposed:
Remove existing roof at back side of ridge. Build three new dormers. Extend second floor of middle dormer out 2'-6" from face of existing rear wall. **Increase in site coverage= 32 sq. ft.**

Total proposed lot coverage = 1,377 sq. ft.
Allowable lot coverage: Max. 20% of Lot size = 5,711 sq. ft.
Parking: Unchanged
Grading: Unchanged.
Septic: Sewer unchanged
Utilities: Water & existing electrical service unchanged.

1 Site Plan
 SCALE: 1" = 20'



PERMIT SET

UNIT ON PLAN	UNIT STYLE	MANUFACTURER NUMBER	UNIT ROUGH OPENING WIDTH	UNIT ROUGH OPENING HEIGHT	HEADER HEIGHT FROM FIN. FLOOR	MULLING	LITE PATTERN	HINGE SIDE AS VIEWED FROM EXTERIOR (LEFT TO RIGHT)	INTERIOR FINISH	JAMB DEPTH	REMARKS
SECOND FLOOR											
A-2	Casement	ECC3642-3	108 3/4"	42 3/4"	6'-0"	Three units mullled	4	Left, fixed, right	Primed	6 9/16"	Work surface is sill
B-2	3- Awnings over Casement, Picture, Casement	ECA3624, ECA6624, ECA2024 Over ECC3654, ECCP6654, ECC2054	122 3/4"	109 3/4"	9'-1 3/4"	Three units wide x two high mullled	2,3,1 Over 4,6,2	Top, Top, Top Over left, Right,	Primed	6 9/16"	Desk is sill
C-2	Awning	ECA2020	20 3/4"	20 3/4"	7'-1"	N/A	N/A	Top	Primed	6 9/16"	
D-2	Double Hung	ECD3756-3	112 7/8"	56 3/4"	6'-6"	N/A	2 Over 2	Top	Primed	6 9/16"	Egress
E-2	Awning	ECA3024	30 3/4"	24 3/4"	6'-10"	N/A	N/A	Top	Primed	4 9/16"	
NOTES											
<ol style="list-style-type: none"> All units to be JELD-WEN Sitrine EX clad, Double Hung, Awning, Casement. Insulated, low-E glass (tempered as required). All units to be primed interior. Clad exterior. Clad color Brilliant White. No casing. All screens to be charcoal fiberglass. Match clad color at double hungs (1/2 height). White on casements and awnings. Extension jambs by G.C. Brushed Chrome hardware. 											

PERMIT SET

A-002

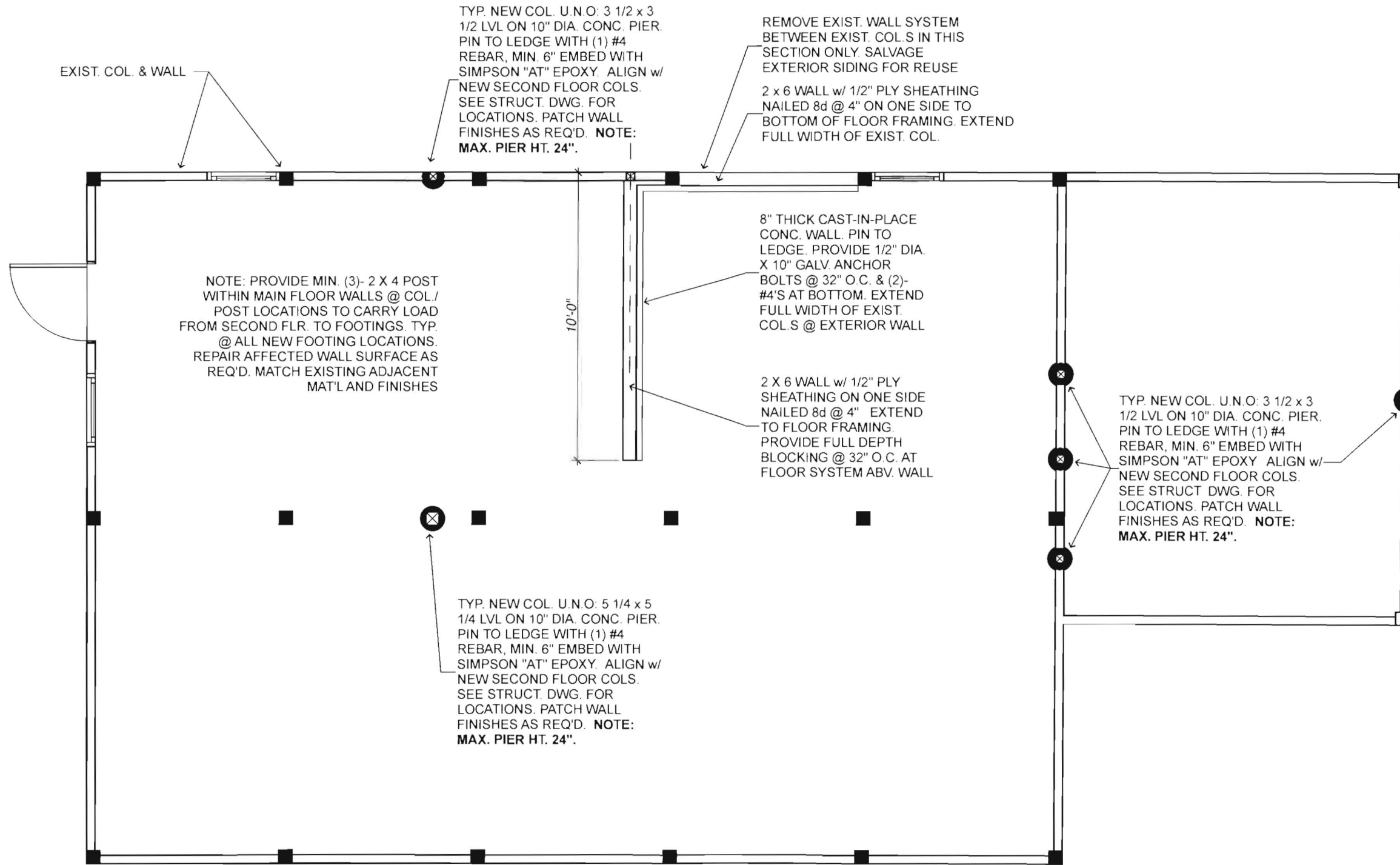
WINDOW SCHEDULE

WINKELMAN ARCHITECTURE

VONREYN ADDITION & RENOVATION
 191 BRACKETT AVENUE
 PEAKS ISLAND, MAINE

SCALE: NOT TO SCALE
 DATE: 8/3/11

41 UNION WHARF, SUITE 4, PORTLAND, ME 04101
 PH: 207.699.2998



1

Lower Level/ Foundation Plan

SCALE: 1/4" = 1'-0"

BASEMENT STRUCTURAL PLAN

VONREYN ADDITION & RENOVATION
191 BRACKETT AVENUE
PEAKS ISLAND, MAINE

A-100

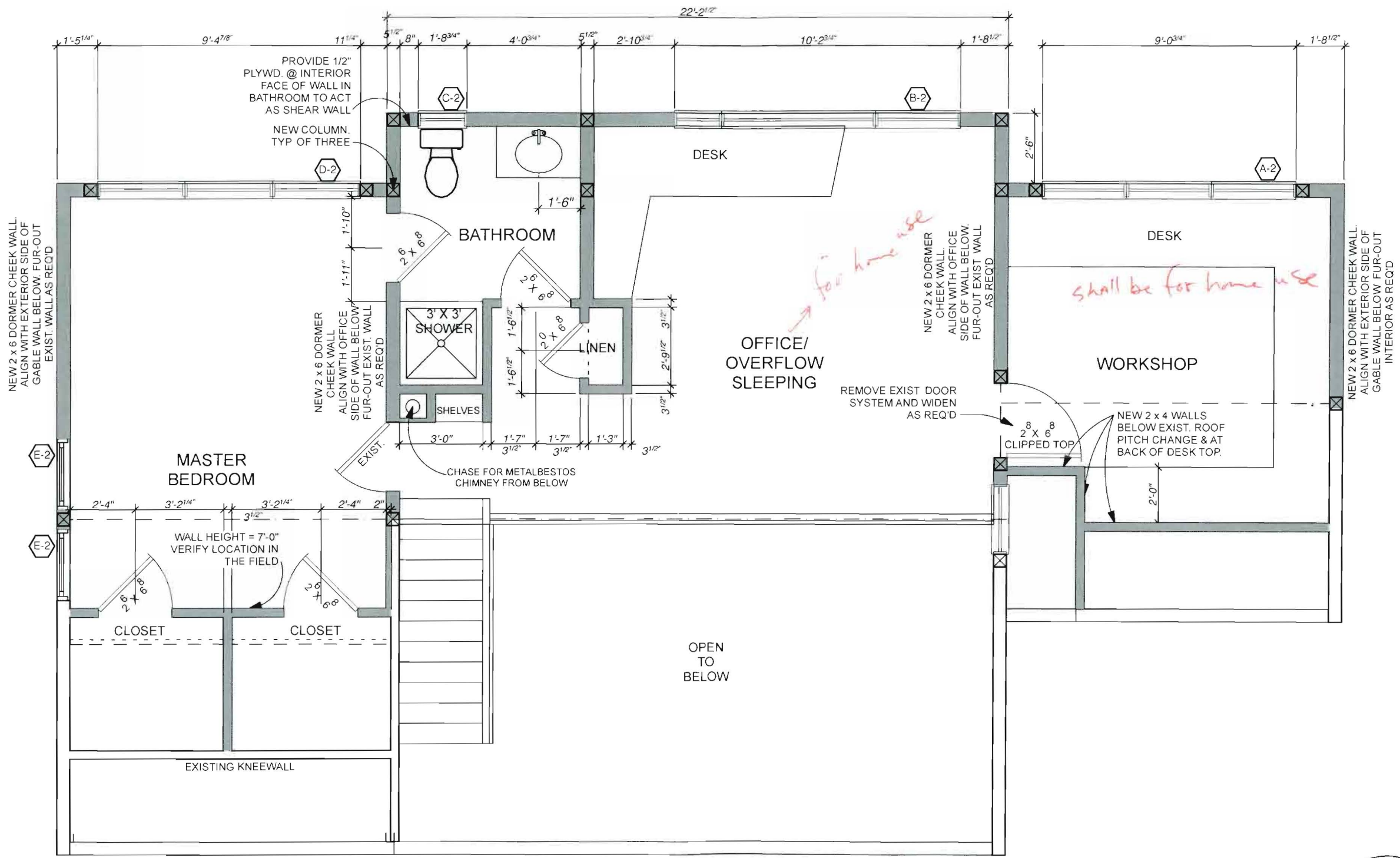
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DATE: 8/3/11

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WINKELMAN ARCHITECTURE

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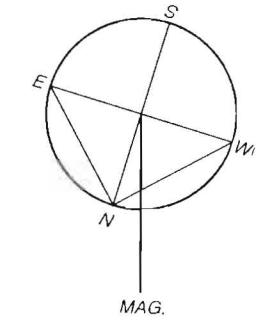
PERMIT SET



1

Second Floor Plan

SCALE: 1/4" = 1'-0"



PERMIT SET

SECOND FLOOR PLAN

VONREYN ADDITION & RENOVATION
191 BRACKETT AVENUE
PEAKS ISLAND, MAINE

A-102

0 1 2 4 8

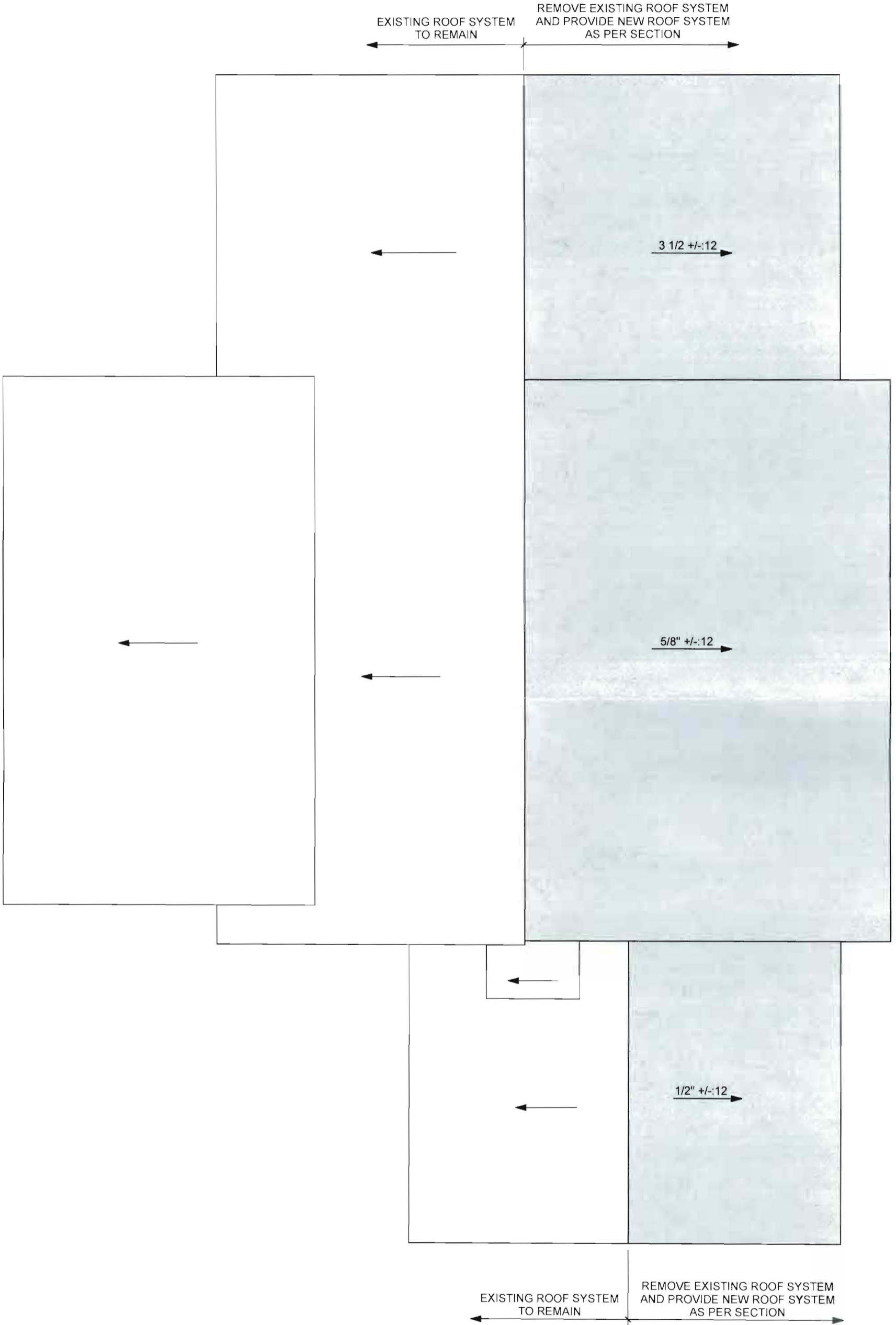
SCALE: 1/4" = 1'-0"
DATE: 8/3/11

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PH: 207.699.2998

1

Roof Plan
SCALE: 1/4" = 1'-0"



PERMIT SET

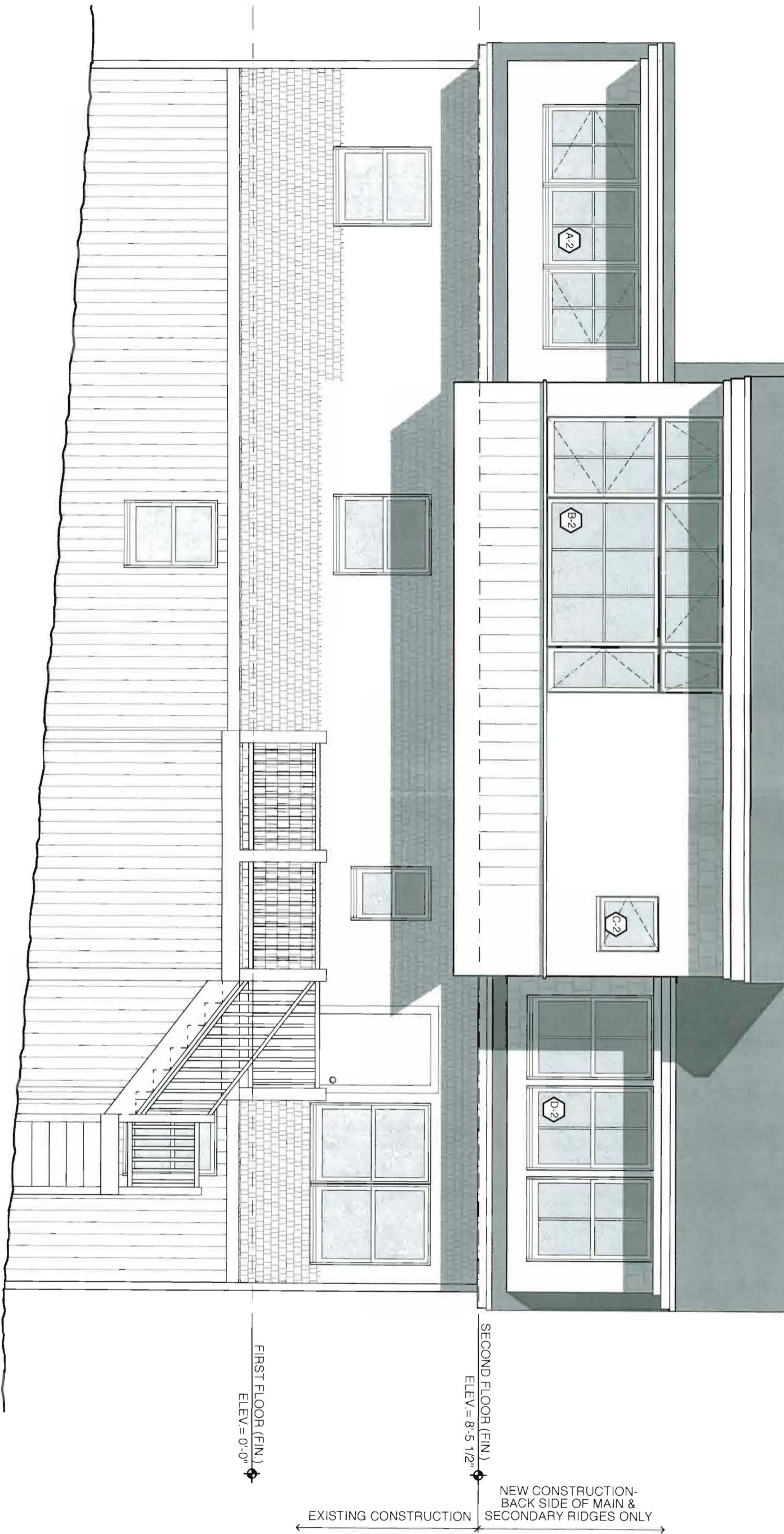
A-103

ROOF PLAN
VONREYN ADDITION & RENOVATION
191 BRACKETT AVENUE
PEAKS ISLAND, MAINE

0 1 2 4 8

SCALE: 1/4" = 1'-0"
DATE: 8/3/11

WINKELMAN ARCHITECTURE
41 UNION WHARF, SUITE 4, PORTLAND, ME 04101
PH: 207.699.2998



A-200

SOUTH ELEVATION

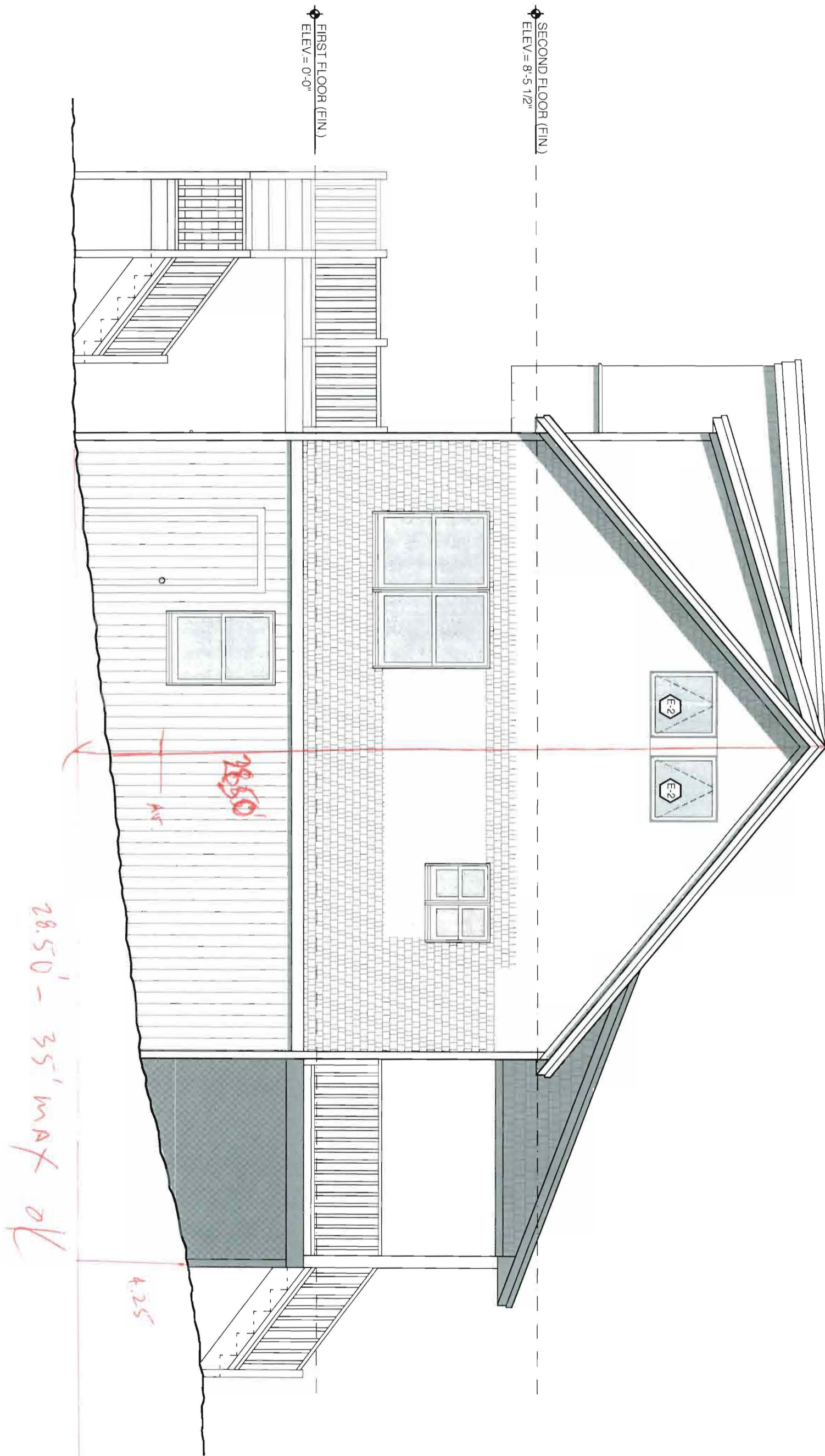
VONREYN ADDITION & RENOVATION
191 BRACKETT AVENUE
PEAKS ISLAND, MAINE

0 1 2 4 8

SCALE: 1/4" = 1'-0"
DATE: 8/3/11

WINKELMAN ARCHITECTURE

41 UNION WHARF, SUITE 4, PORTLAND, ME 04101
PH: 207.699.2998



FIRST FLOOR (FIN)
ELEV. = 0'-0"

SECOND FLOOR (FIN)
ELEV. = 8'-5 1/2"

28.50' - 35' max ok

4.25

PERMIT SET

EAST ELEVATION



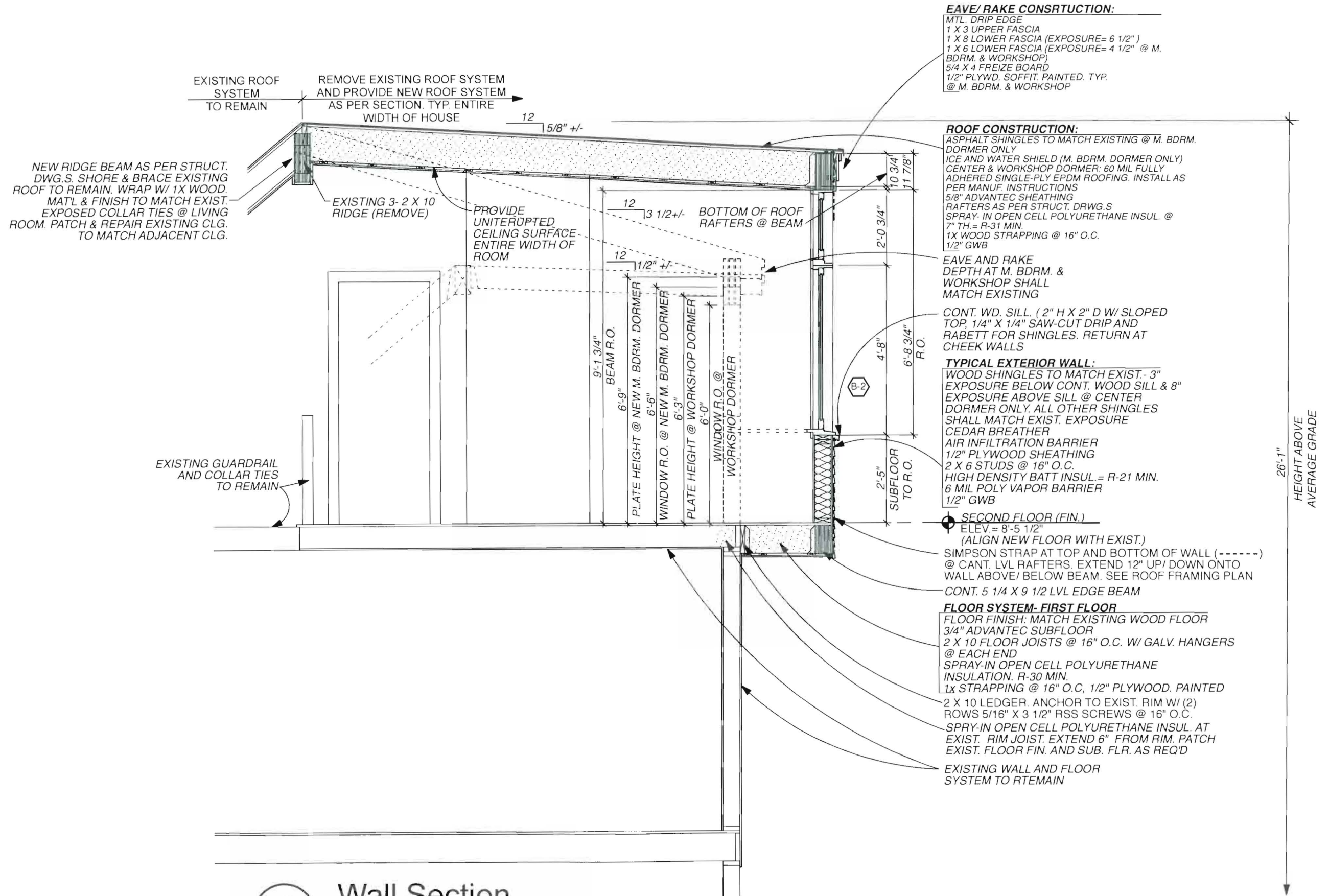
WINKELMAN ARCHITECTURE

A-201

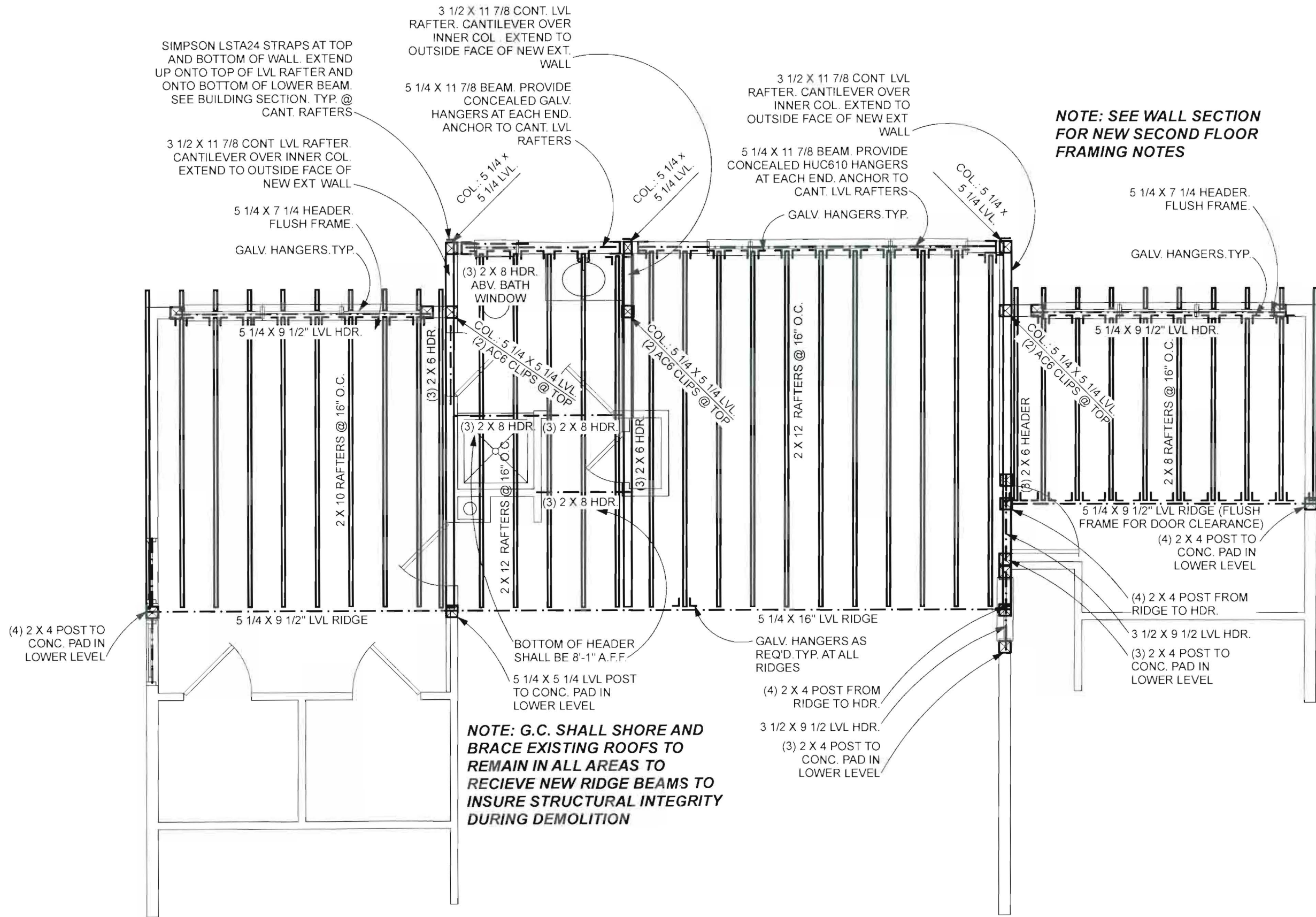
VONREYN ADDITION & RENOVATION
191 BRACKETT AVENUE
PEAKS ISLAND, MAINE

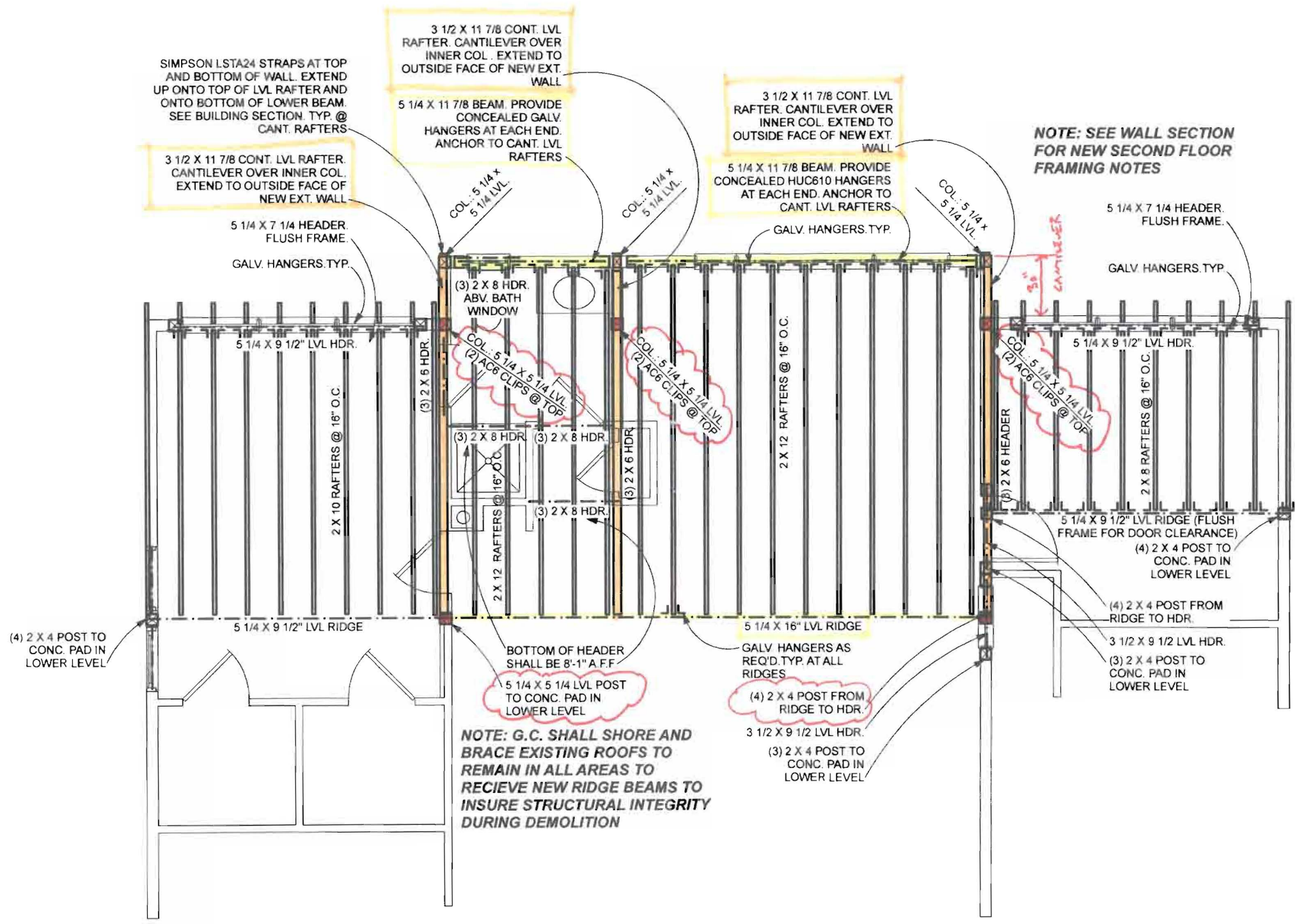
SCALE: 1/4" = 1'-0"
DATE: 8/3/11

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PH: 207.699.2998



1 Wall Section
 SCALE: 3/8" = 1'-0"





SIMPSON LSTA24 STRAPS AT TOP AND BOTTOM OF WALL. EXTEND UP ONTO TOP OF LVL RAFTER AND ONTO BOTTOM OF LOWER BEAM. SEE BUILDING SECTION. TYP. @ CANT. RAFTERS

3 1/2 X 11 7/8 CONT. LVL RAFTER. CANTILEVER OVER INNER COL. EXTEND TO OUTSIDE FACE OF NEW EXT. WALL

3 1/2 X 11 7/8 CONT. LVL RAFTER. CANTILEVER OVER INNER COL. EXTEND TO OUTSIDE FACE OF NEW EXT. WALL

5 1/4 X 11 7/8 BEAM. PROVIDE CONCEALED GALV. HANGERS AT EACH END. ANCHOR TO CANT. LVL RAFTERS

3 1/2 X 11 7/8 CONT. LVL RAFTER. CANTILEVER OVER INNER COL. EXTEND TO OUTSIDE FACE OF NEW EXT. WALL

5 1/4 X 11 7/8 BEAM. PROVIDE CONCEALED HUC610 HANGERS AT EACH END. ANCHOR TO CANT. LVL RAFTERS

NOTE: SEE WALL SECTION FOR NEW SECOND FLOOR FRAMING NOTES

5 1/4 X 7 1/4 HEADER. FLUSH FRAME.

GALV HANGERS TYP.

(3) 2 X 8 HDR. ABV. BATH WINDOW

COL: 5 1/4 X 5 1/4 LVL (2) ACE CLIPS @ TOP

COL: 5 1/4 X 5 1/4 LVL (2) ACE CLIPS @ TOP

COL: 5 1/4 X 5 1/4 LVL (2) ACE CLIPS @ TOP

5 1/4 X 7 1/4 HEADER. FLUSH FRAME.

GALV. HANGERS TYP.

5 1/4 X 9 1/2" LVL HDR.

2 X 10 RAFTERS @ 16" O.C.

(3) 2 X 8 HDR.

(3) 2 X 8 HDR.

(3) 2 X 8 HDR.

2 X 12 RAFTERS @ 16" O.C.

(1) 2 X 6 HEADER

5 1/4 X 9 1/2" LVL HDR.

2 X 8 RAFTERS @ 16" O.C.

5 1/4 X 9 1/2" LVL RIDGE (FLUSH FRAME FOR DOOR CLEARANCE)

(4) 2 X 4 POST TO CONC. PAD IN LOWER LEVEL

(4) 2 X 4 POST FROM RIDGE TO HDR.

3 1/2 X 9 1/2 LVL HDR. (3) 2 X 4 POST TO CONC. PAD IN LOWER LEVEL

(4) 2 X 4 POST TO CONC. PAD IN LOWER LEVEL

5 1/4 X 9 1/2" LVL RIDGE

BOTTOM OF HEADER SHALL BE 8'-1" A.F.F. 5 1/4 X 5 1/4 LVL POST TO CONC. PAD IN LOWER LEVEL

5 1/4 X 16" LVL RIDGE GALV HANGERS AS REQ'D TYP. AT ALL RIDGES

(4) 2 X 4 POST FROM RIDGE TO HDR.

3 1/2 X 9 1/2 LVL HDR. (3) 2 X 4 POST TO CONC. PAD IN LOWER LEVEL

NOTE: G.C. SHALL SHORE AND BRACE EXISTING ROOFS TO REMAIN IN ALL AREAS TO RECIEVE NEW RIDGE BEAMS TO INSURE STRUCTURAL INTEGRITY DURING DEMOLITION

WINKELMAN ARCHITECTURE

41 UNION WHARF, SUITE 4, PORTLAND, ME 04101
PH: 207.699.2998

8
4
0 1 2

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Dept. of Building Inspections
City of Portland Maine
SCALE: 1/4" = 1'-0"
DATE: 8/31/11

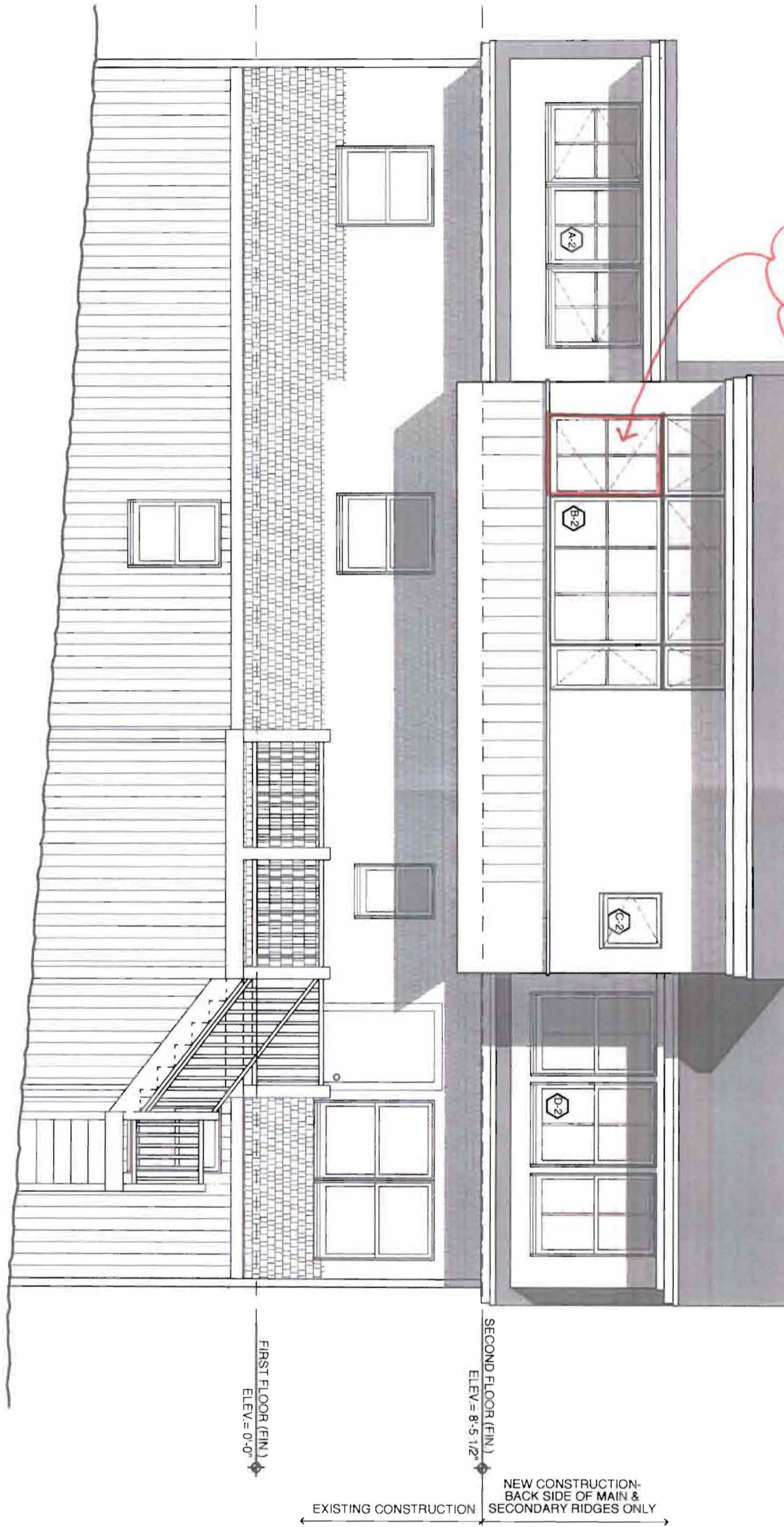
ROOF FRAMING PLAN
VONREYN ADDITION & RENOVATION
191 BRACKETT AVENUE
PEAKS ISLAND, MAINE

S-103

1 ROOF FRAMING
SCALE: 1/4" = 1'-0"

PERMIT SET

PERMIT SET



A-200

SOUTH ELEVATION

VONREYN ADDITION & RENOVATION
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 PEAKS ISLAND, MAINE

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