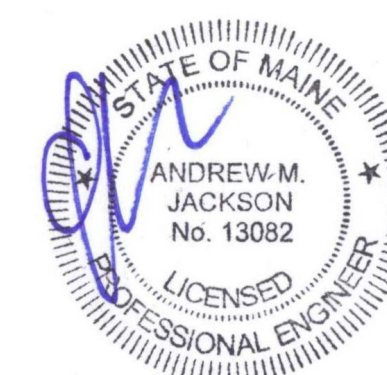




Inspections Division

Date: 10/21/14

Title Page



PROJECT

Von Reyn Residence

191 Brackett Avenue  
Peaks Island, Me.  
04108

DATE	REVISED
1.22.14	10.06.14

SCALE	DRAWN BY
	Rachel

NOTES

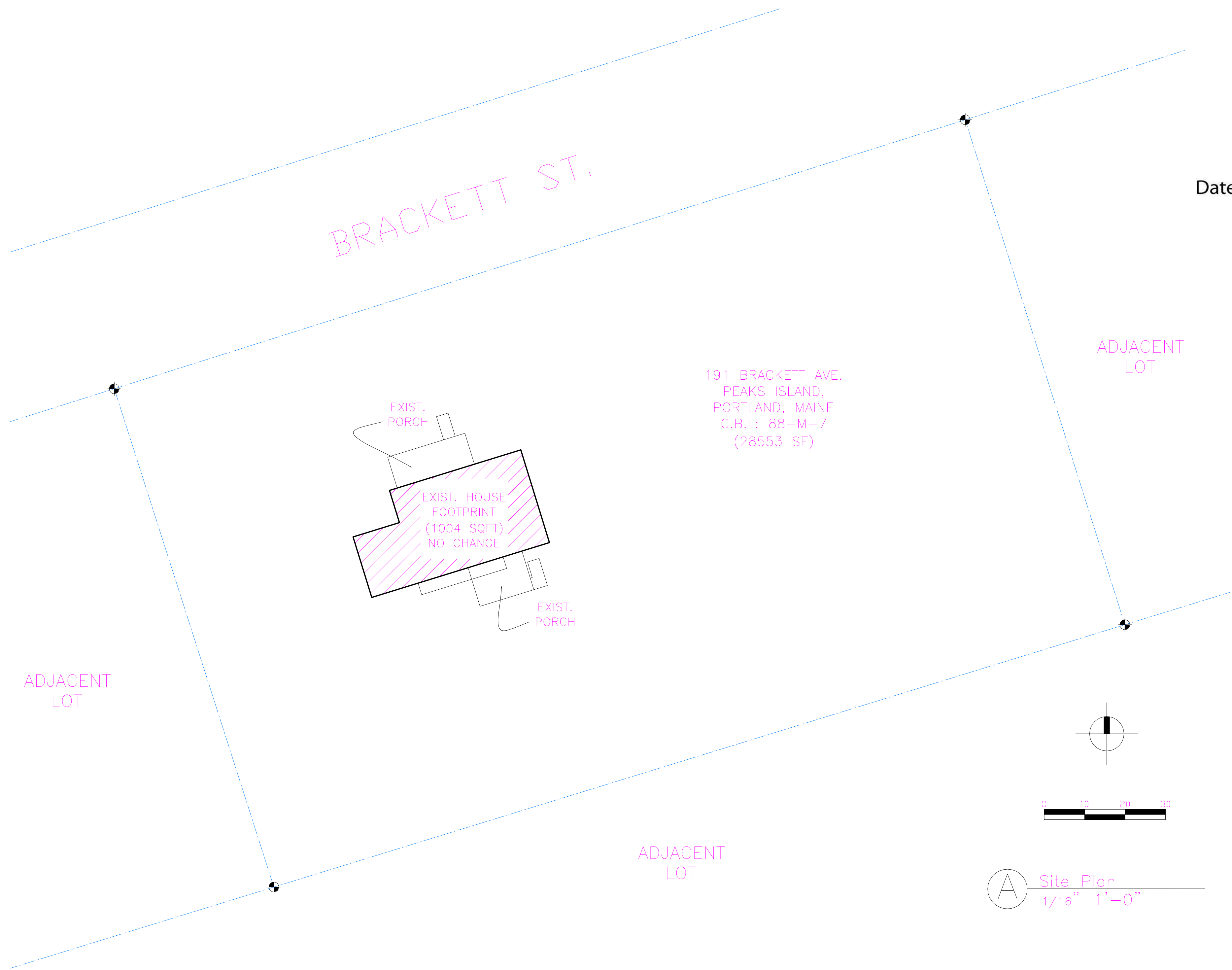
- A1 Title Page
- A2 Existing Site Plan
- A3 Existing First Floor Plan
- A4 Proposed First Floor, Power, Lighting and Framing Plans
- A5 Proposed Interior Elevations

**A1**



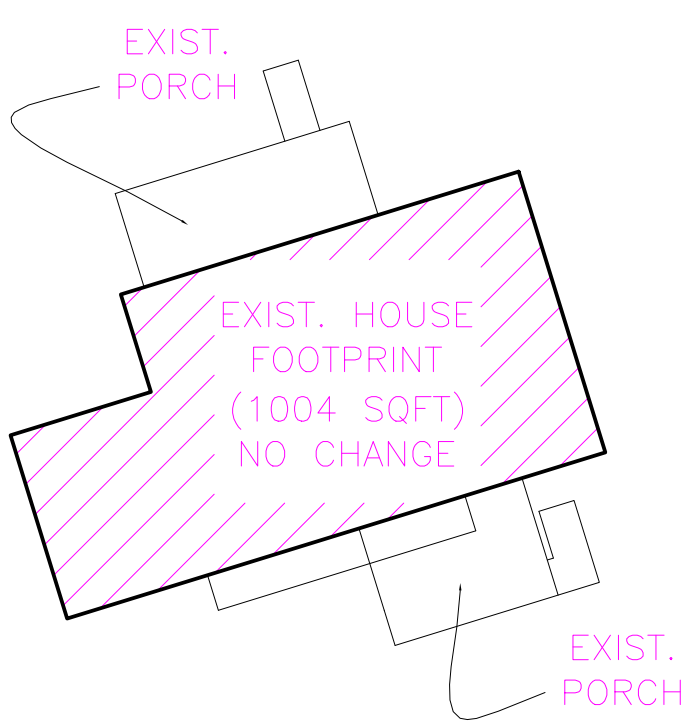
Inspections Division

Date: 10/21/14



BRACKETT ST.

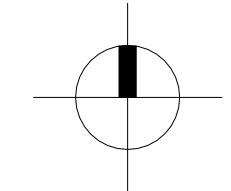
191 BRACKETT AVE.  
PEAKS ISLAND,  
PORTLAND, MAINE  
C.B.L: 88-M-7  
(28553 SF)



ADJACENT LOT

ADJACENT LOT

ADJACENT LOT



A Site Plan  
1/16" = 1'-0"

Existing Site Plan



PROJECT

Von Reyn Residence

191 Brackett Avenue  
Peaks Island, Me.  
04108

DATE 1.22.14 REVISED 10.06.14

SCALE 1/16" = 1'-0" DRAWN BY Rachel

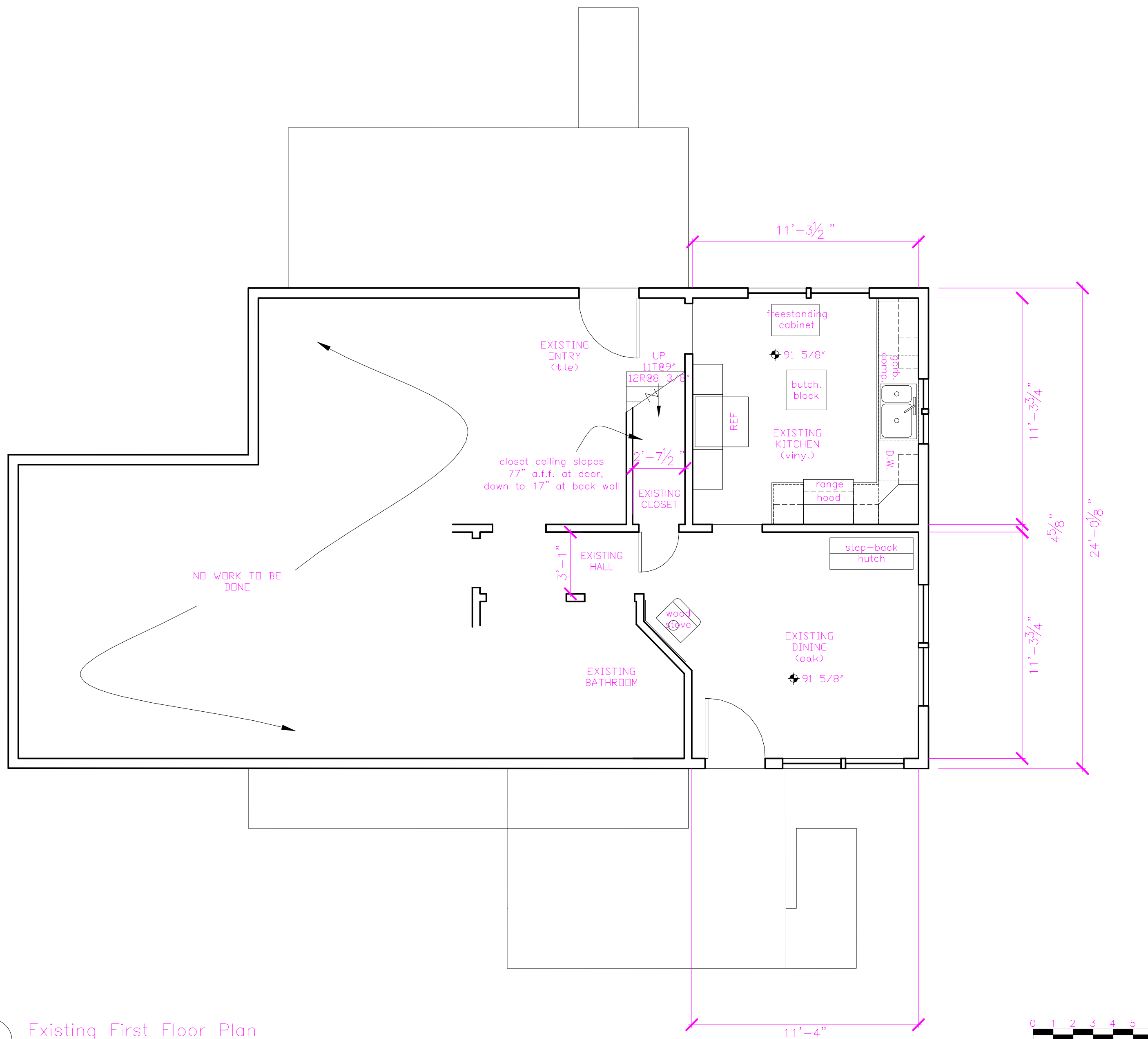
NOTES

A2

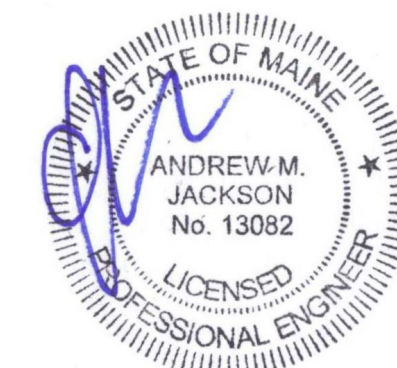


Inspections Division

Date: 10/21/14



Existing First Floor



PROJECT

Von Reyn Residence

191 Brackett Avenue  
Peaks Island, Me.  
04108

DATE	REVISED
1.22.14	10.06.14

SCALE	DRAWN BY
1/4" = 1'-0"	Rachel

NOTES

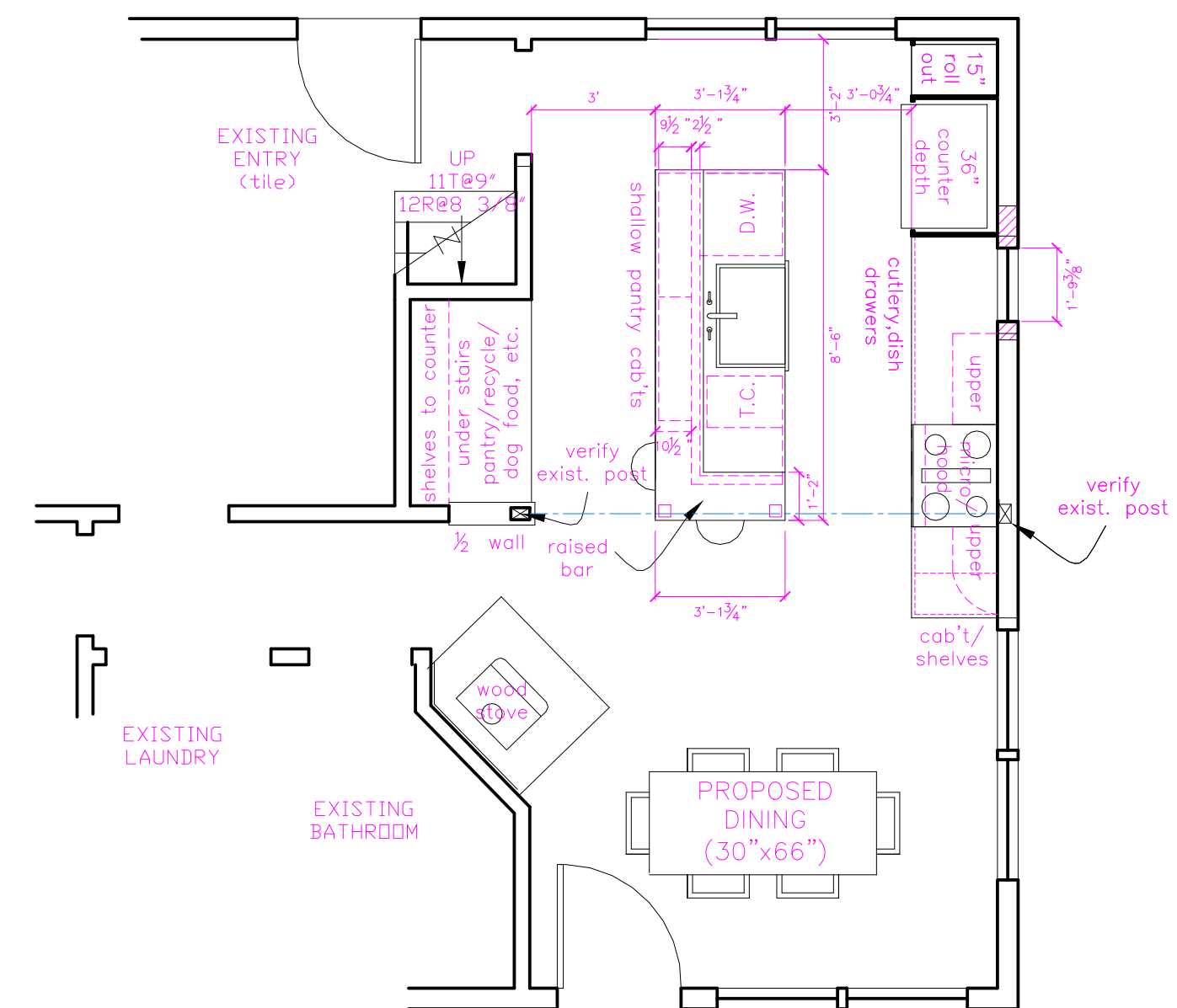
A Existing First Floor Plan  
1/4" = 1'-0"

A3



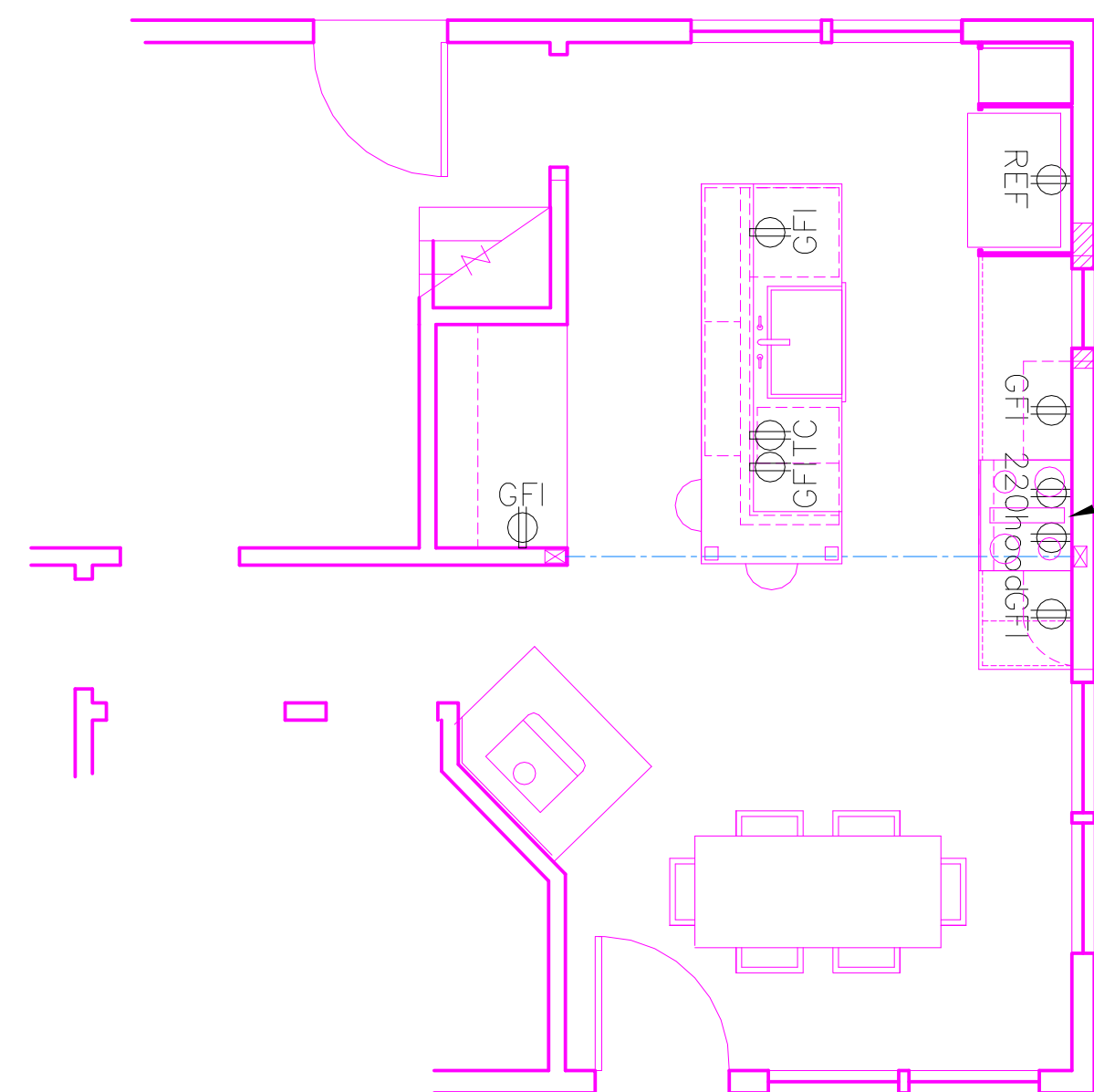
Inspections Division

Date: 10/21/14



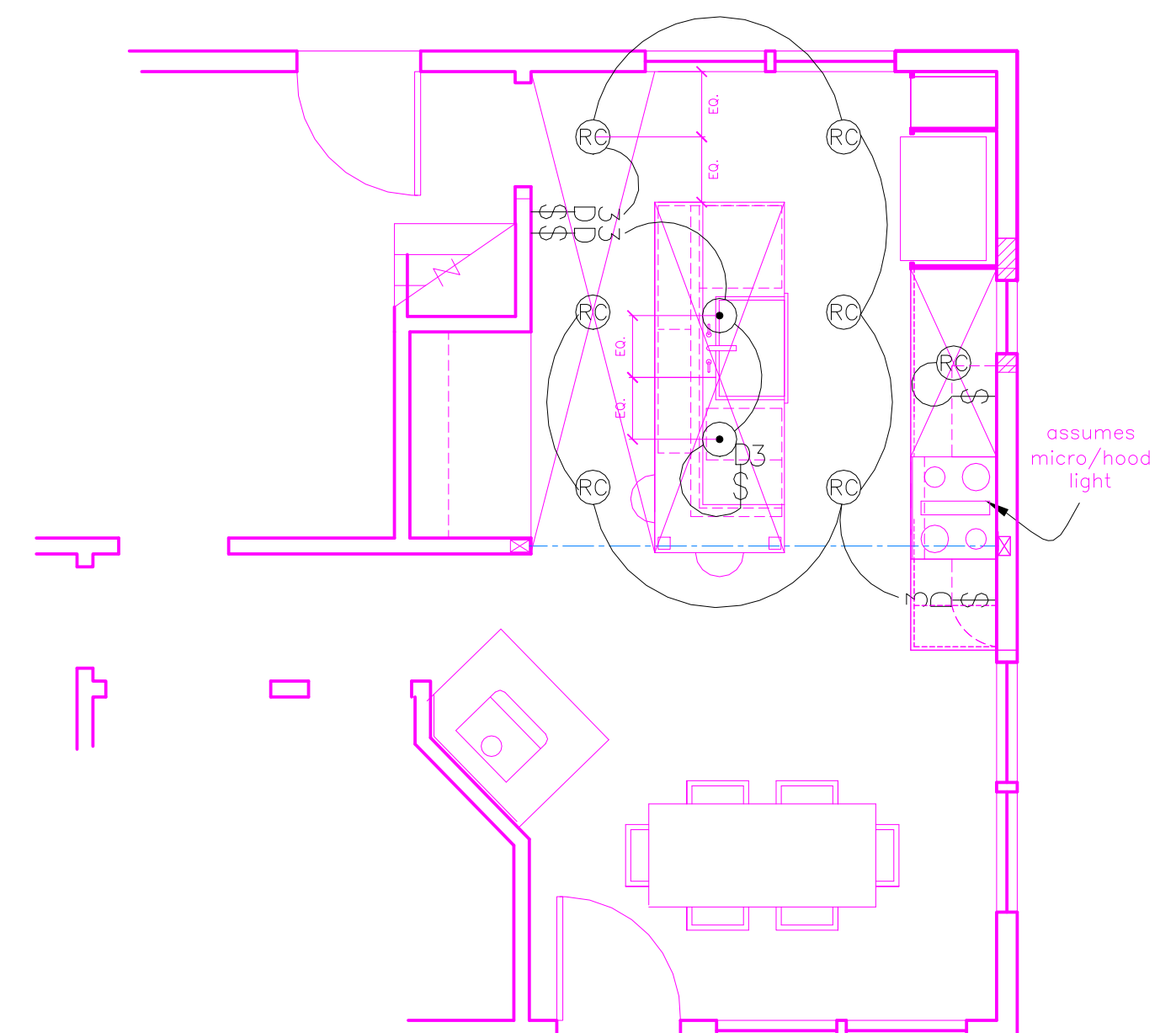
(A) Proposed First Floor Kitchen and Dining Room  
1/4" = 1'-0"

EXISTING WALL  
NEW WALL

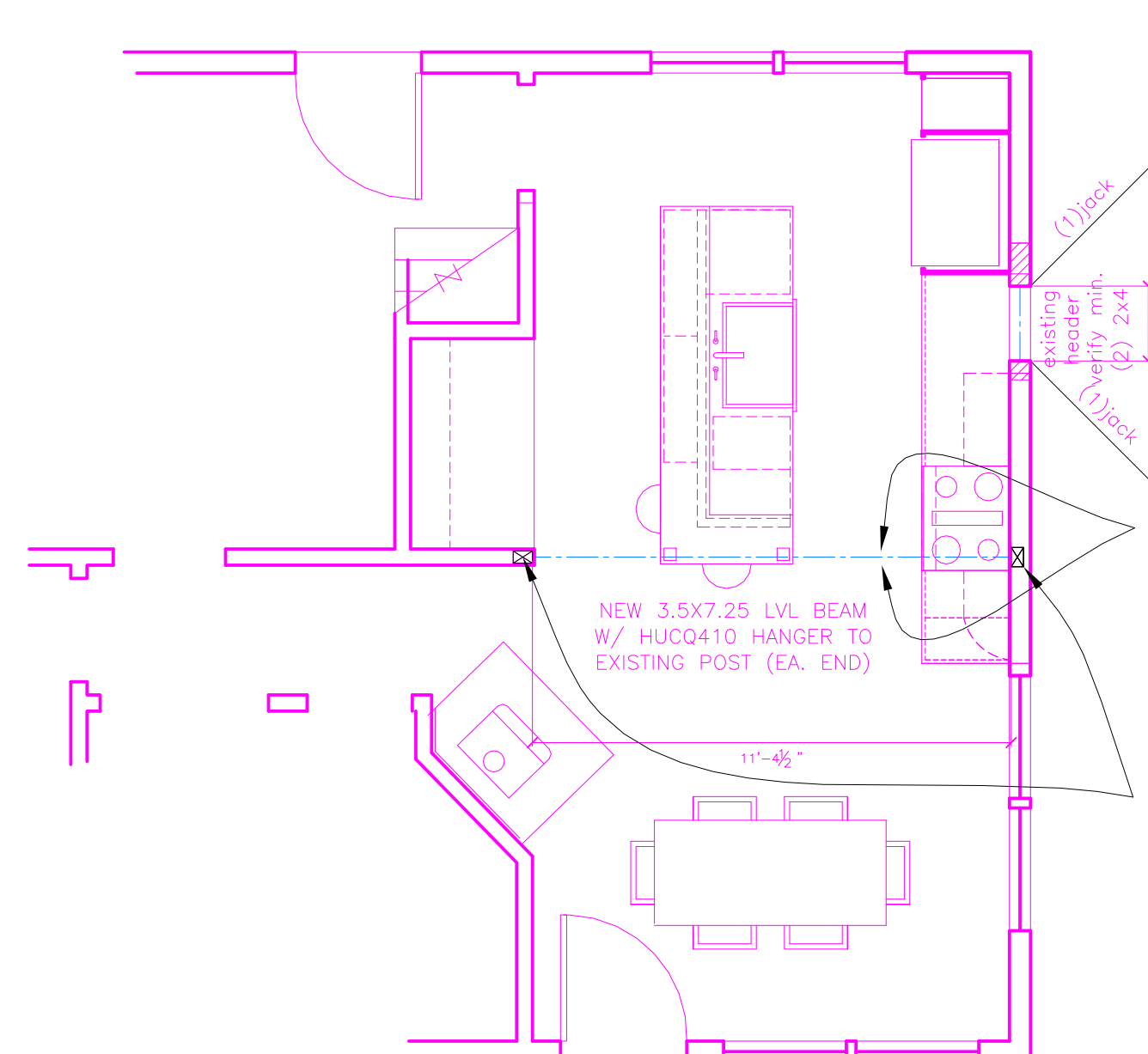


(B) Proposed Power Plan  
1/4" = 1'-0"

NOTES :  
MIN. (2) 20 AMP COUNTERTOP C  
FINAL ELECTRICAL AND PLUMBING  
AND PERMITS BY OTHERS.



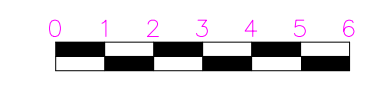
(C) Proposed Lighting Plan  
1/4" = 1'-0"



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

SIMPSON LU28 HANGERS FOR EXISTING JOISTS TO NEW BEAM. DESIGN ASSUMES STANDARD GABLE ROOF WITH SECOND FLOOR JOISTS AT 16" O.C. ACTING AS COLLAR TIES. USE SIMPSON LSTA15 STRAPS ACROSS NEW BEAM TO CONNECT BOTTOMS OF EXISTING JOISTS.

POSTS: (3) 2X4 MIN. NAILING: 16D @ 12" BETWEEN PLYS SOLID BLOCKING BELOW FIRST FLOOR TO PIER PIER: PRESSURE-TREATED 4X4 (MIN.) W/ SIMPSON AB44 POST BASE 10" SONOTUBE TO 4'-0" DEPTH IN SOIL OR TO ROCK, W/ 18"X18"X8" FOOTING OPP. HAND SIM.



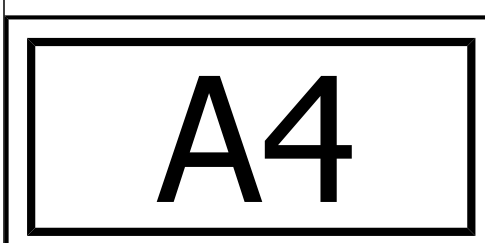
Proposed First Floor, Power, Lighting & Framing Plans



PROJECT  
Von Reyn Residence  
191 Brackett Avenue  
Peaks Island, Me.  
04108

DATE 1.22.14	REVISED 10.06.14
SCALE 1/4" = 1'-0"	DRAWN BY Rachel

NOTES



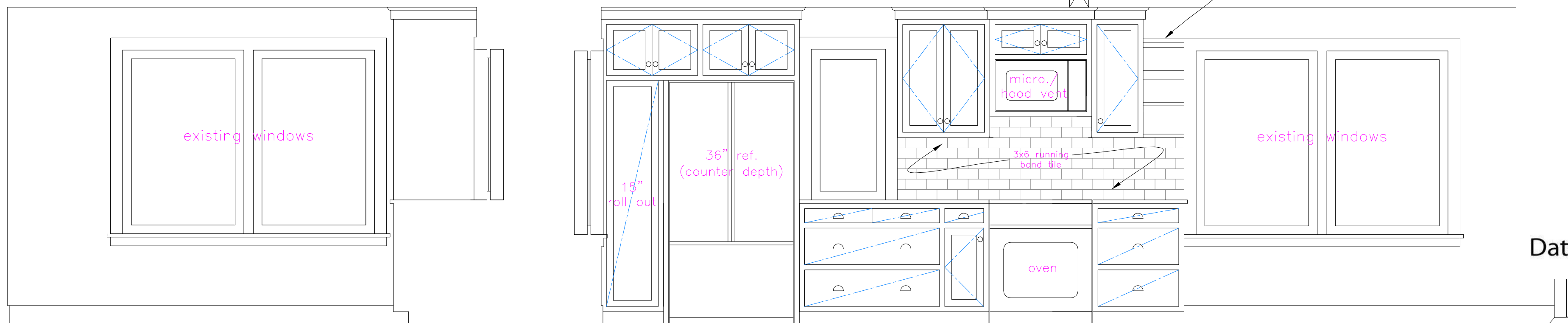




Inspections Division

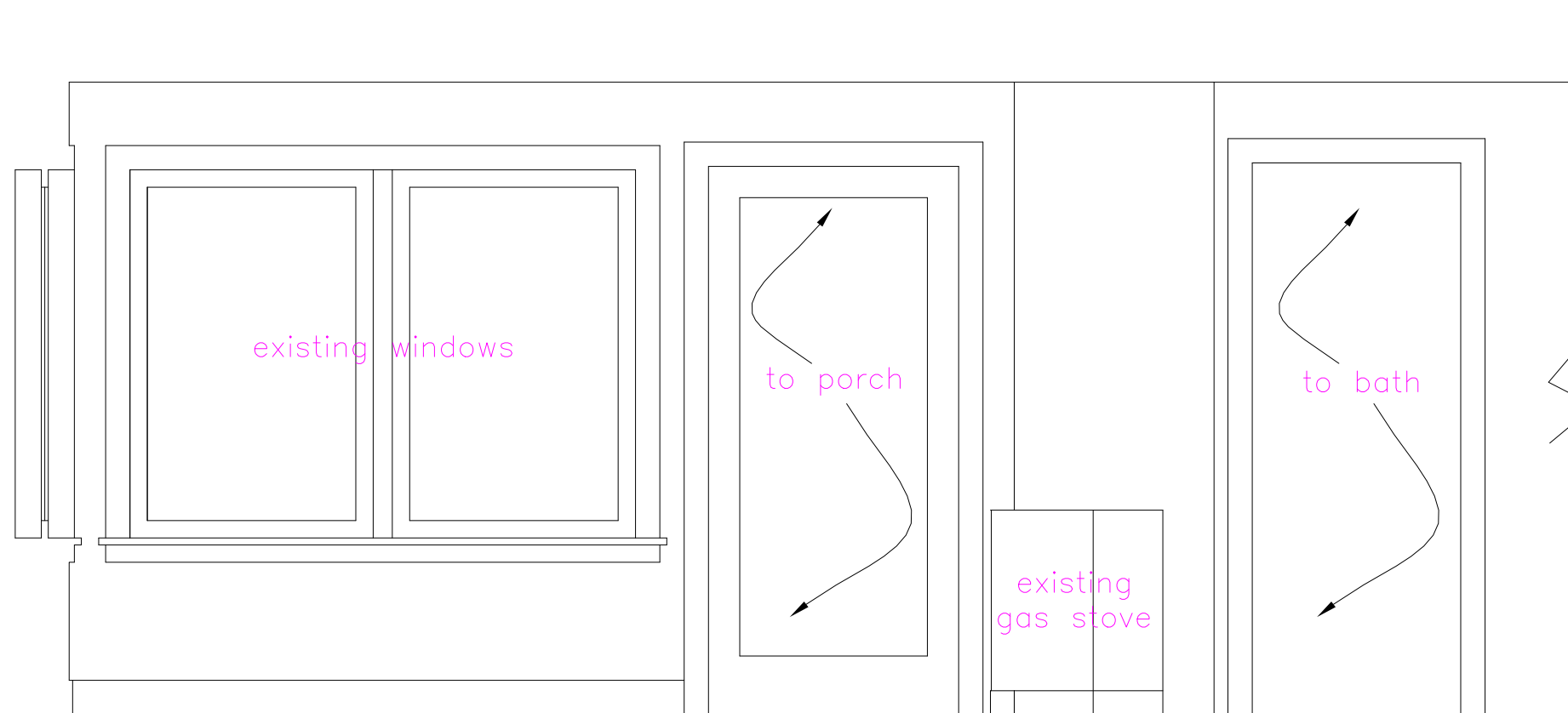
10/21/14

Date:

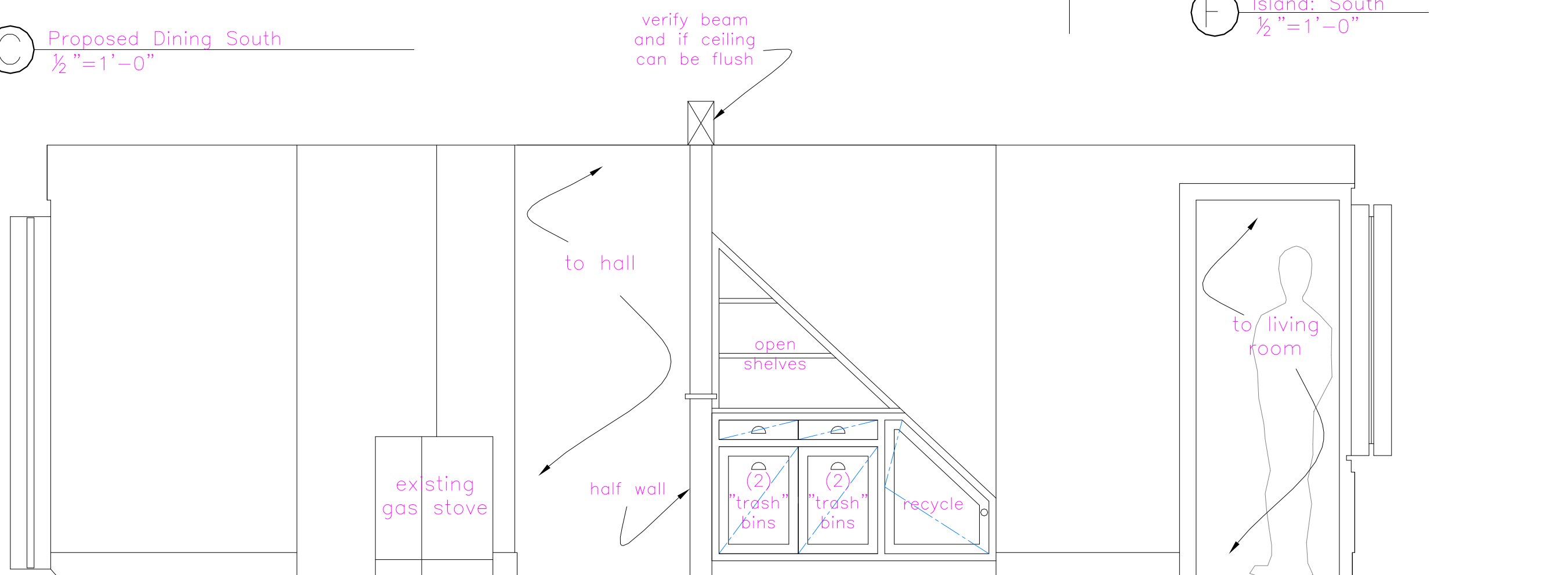


**A** Proposed Kitchen: North  
1/2" = 1'-0"

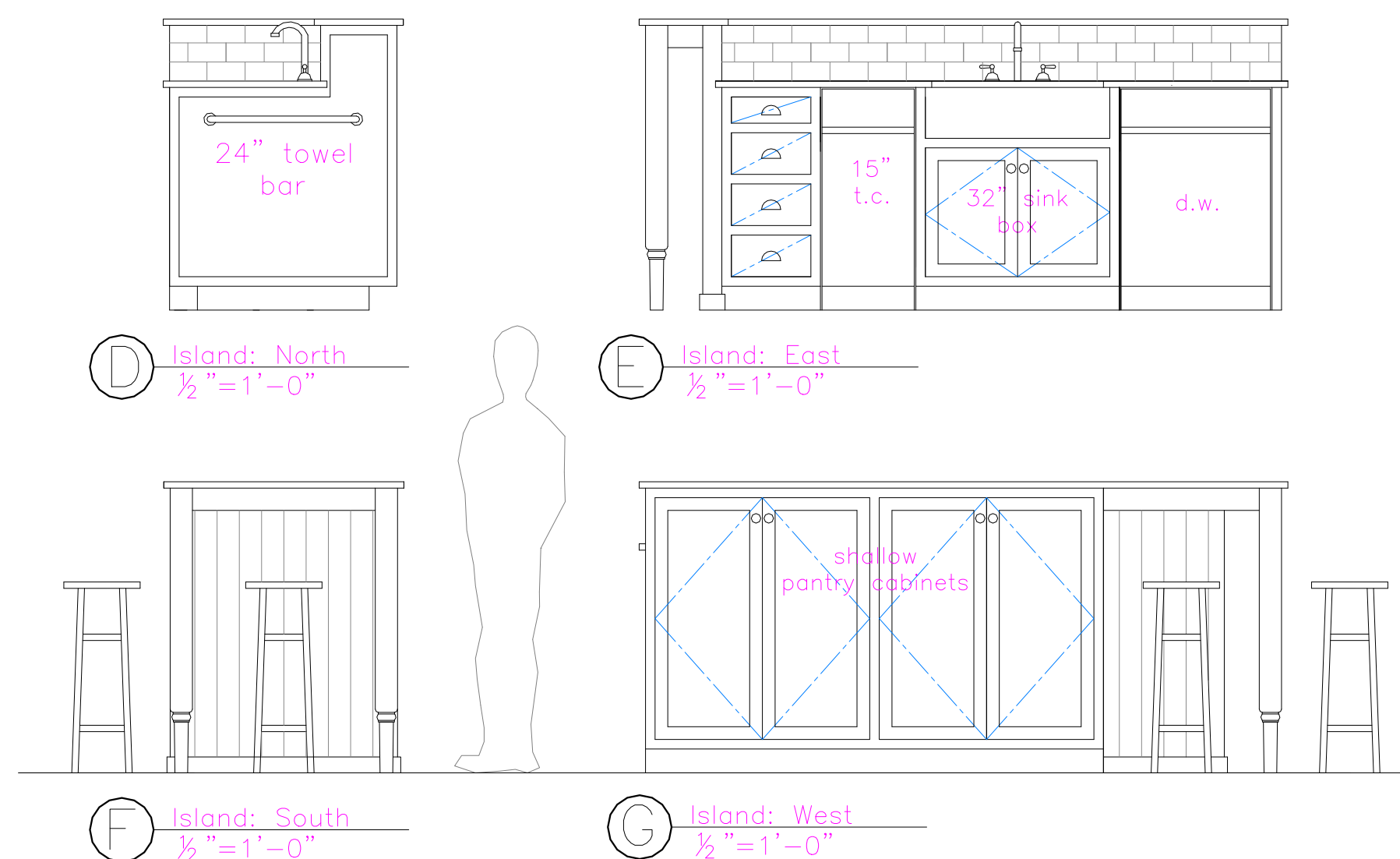
**B** Proposed Kitchen: East  
1/2" = 1'-0"



**C** Proposed Dining South  
1/2" = 1'-0"



**H** Proposed Dining South  
1/2" = 1'-0"



**D** Island: North  
1/2" = 1'-0"

**E** Island: East  
1/2" = 1'-0"

**F** Island: South  
1/2" = 1'-0"

**G** Island: West  
1/2" = 1'-0"

Proposed Interior Elevations



PROJECT  
**Von Reyn Residence**  
191 Brackett Avenue  
Peaks Island, Me.  
04108

DATE 1.22.14	REVISED 10.06.14
-----------------	---------------------

SCALE 1/2" = 1'-0"	DRAWN BY <b>Rachel</b>
-----------------------	---------------------------

NOTES

**A5**



# PORTLAND MAINE

*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: 10.07.14

I have provided digital copies and sent them on:

Date: 10.07.14

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.



# 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.

Address/Location of Construction: 191 Brackett Ave., Peaks Island, Maine 04108		
Total Square Footage of Proposed Structure:		1004 sq.ft. (no change)
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 88-M-7	Applicant Name: Timothy and Susan VonReyn, JTS Address 191 Brackett Ave. City, State & Zip Peaks Island, ME 04108	Telephone: 802.777.8589 Email: tmcvon@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: \$ 30,000  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? <input type="checkbox"/> If yes, please name <u>n/a</u>		
Project description: Kitchen Renovation		
Who should we contact when the permit is ready: Rachel Conly, and Timothy VonReyn		
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: 10.07.14
-------------------------	----------------

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



## Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at [www.portlandmaine.gov](http://www.portlandmaine.gov), in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEBC 2009
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

**This is not a Permit; you may not commence any work until the Permit is issued.**





# Acknowledgment of Code Compliance Responsibility- Fast Track Project



I, Timothy J. vonReyn am the owner or duly authorized owner's agent of the property listed below  
Print Legal Name

191 Brackett Ave., Peaks Island, ME 04108  
Physical Address

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

Kitchen renovation

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.  
Owner or Owner's Agent

*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.* HR INITIAL HERE

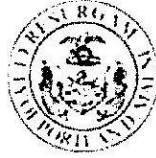
Sign Here: Timothy J. vonReyn  
Owner or Owner's Authorized Agent

Date: 10/7/14

PLEASE ALSO FILL OUT AND SIGN SECOND PAGE



# Acknowledgment of Code Compliance Responsibility- Fast Track Project



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: *Samuel J. [Signature]*  
Owner or Owner's Authorized Agent

Date: 10/7/14