



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • 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, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland
Inspections Division
389 Congress Street, Room 315
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. **After all approvals have been met and completed, I will then be issued my permit via e-mail.** No work shall be started until I have received my permit.

Applicant Signature: Kevin Buone Date: 11/24/14

I have provided digital copies and sent them on: Kevin Buone Date: 11/24/14

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

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

Acknowledgment of Code Compliance Responsibility- Fast Track Project



I, KEVIN BROWNE am the owner or duly authorized owner's agent of the property listed below
Print Legal Name

76 REAMER'S RD, CLIFF ISLAND, ME
Physical Address

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

ADDITION/RENOVATION TO AN EXISTING SEASONAL COTTAGE TO MEET FLOOD ZONE REQUIREMENTS
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'S AGENT 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. KWB INITIAL HERE

Sign Here: Kevin Browne
Owner or Owner's Authorized Agent

Date: 11/24/14

PLEASE ALSO FILL OUT AND SIGN SECOND PAGE

Acknowledgment of Code Compliance Responsibility- Fast Track Project

OFFICE USE ONLY

PERMIT # _____

CBL # _____



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: *Russ Brown*
Owner or Owner's Authorized Agent

Date: 11/24/14



Jeff Levine, AICP, Director
Planning & Urban Development Department

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 Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete 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 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.
- I intend to deliver a payment method through the U.S. Postal Service mail once my application paperwork has been electronically delivered.

Kevin Buome
Applicant Signature:

11/24/14
Date:

Kevin Buome
I have provided digital copies and sent them on:

11/24/14
Date:

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3rd Floor, Room 315.



Jeff Levine, AICP, Director
Planning & Urban Development Department

Tammy Munson, Director
Inspections Division

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, 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 IEEC 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, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$25.00 for the first \$1000.00 construction cost, \$11.00 per additional \$1000.00 cost
This is not a Permit; you may not commence any work until the Permit is issued.



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: 76 REAMER'S RD., CLIFF ISLAND ME		
Total Square Footage of Proposed Structure:		EXISTING 1891 SQ.FT. NEW 2453 SQ.FT. 29.71% INCREASE
Tax Assessor's Chart, Block & Lot Chart# 109A Block# B Lot# 0	Applicant Name: Address 7 BREEZY HILL LN City, State & Zip FALMOUTH, ME 04105	Telephone: 207-233-9060 Email: kevin@kevinbrownearchitecture.com
Lessee/Owner Name: MICHAEL + RUBY SIMONDS (if different than applicant) Address: 7 MAPLE ST City, State & Zip: FALMOUTH, ME 04105 Telephone 207-415-7390 E-mail: rubysimonds6@gmail.com	Contractor Name: ART LIBBY (if different from Applicant) Address: City, State & Zip: CLIFF ISLAND ME 04019 Telephone 207-166-5693 E-mail: alibby57@gmail.com	Cost Of Work: \$ _____ C of O Fee: \$ _____ Historic Rev \$ _____ Total Fees : \$ _____
Current use (i.e. single family) SINGLE FAMILY HOME, SEASONAL If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? NO If yes, please name _____ Project description: ADDITION/RENOVATION TO MEET FLOOD ZONE REQUIREMENTS		
Who should we contact when the permit is ready: KEVIN BROWNE		
Address: 7 BREEZY HILL LN.		
City, State & Zip: FALMOUTH ME 04105		
E-mail Address: kevin@kevinbrownearchitecture.com		
Telephone: 207-233-9060		

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 <http://www.portlandmaine.gov/754/Applications-Fees> 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.

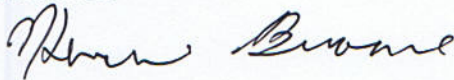
Signature: *Kevin Browne* Date: 11/24/14

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

76 Reamer's Rd, Cliff Island, ME 04019
Owner's: Mike & Ruby Simonds

Kevin Browne Architecture has been hired, by the owners this property, to come up with a design to renovate the existing seasonal cottage located at 76 Reamer's Rd, Cliff Island ME. The cottage is within the 75' setback from the high water line of the Atlantic Ocean. We propose to expand the existing cottage by 30% of the existing volume and square footage. The cottage also falls in the A2, A5, & V2(elev. 16) flood zones. Because we are substantially improving the the cottage we are required to move the house and it's proposed addition to 2' above the Base Flood Elevation of 16'. The existing cottage has two first levels to the ground. The higher of the two levels will remain as it is already above elevation 18'. The lower of the two existing first levels is at elevation 16.5'. This section will be demolished and rebuilt at a higher level with it's lowest framing member at elevation 18'. The new addition will be built on concrete piers as shown on the structural drawings. The pier foundation system as well as the structure for the addition and renovations has been designed by Structural Integrity Inc. and in accordance with the IRC 2009 and the FEMA Coastal Construction Manual.

Thank You



Kevin Browne
Kevin Browne Architecture, LLC
Architect/Authorized Agent





PHONE (207)553-2310
FAX (207)553-2313

Gateway Title of Maine, Inc.

25 Spring Street, Ste. A
Scarborough, Maine 04074

October 21, 2014

Michael Q. Simonds
Ruby Simonds
7 Maple Street
Falmouth, ME 04105

RE: 11 Cliff Island, Portland, ME 04019

Dear Client:

Enclosed please find the properly recorded Deed from Henning Pontoppidan, Trustee of the Pontoppidan Investment Trust to Michael Q. Simonds and Ruby Simonds dated 10/03/14 and recorded 10/06/14 in Book 31827 Page 235, Cumberland County Registry of Deeds.

We at Gateway Title of Maine, Inc. would like to thank you for the opportunity to work with you on your Purchase. If you should decide to refinance this property or acquire another piece of real estate, we would be pleased to handle the matter for you.

Call on us at anytime.

Very truly yours,

Gateway Title of Maine, Inc.

Enclosure

WARRANTY DEED
(Maine Statutory Short Form)

Henning Pontoppidan, Trustee of the Pontoppidan Investment Trust, u/a dated May 11, 2011, having a place of business Jamaica Plain, Massachusetts, for consideration paid, grants to **Ruby Simonds** and **Michael Simonds**, both of the Town of Falmouth, Cumberland County, Maine, whose mailing address is: 7 Maple Street, Falmouth, Maine 04105, as **Joint Tenants**, with **WARRANTY COVENANTS**, the real estate in the City of Portland, Maine, described as follows:

All that certain lot or parcel of land, together with the building and improvements thereon, located on Cliff Island, in the City of Portland, Maine, described and follows:

Beginning at a point on the southerly side of Reamer's Road (aka Cliff Island Avenue) at the most northerly corner of land described in a deed to Henning Pontoppidan, Trustee, recorded in the Cumberland County Registry of Deeds in Book 29474, Page 217, at land now or formerly of Florence K. Britton described in a deed recorded in said Registry in Book 9471, Page 280, said point being marked by an iron rod marked with surveyor's cap #1220;

Thence along said Reamers' Road on a course of S 59° 26' 30" West a distance of 192.35 feet to a point at land of Eva M. Alming et al described in a deed recorded in said Registry in Book 7610, Page 204;

Thence on a course of South 20° 18' 00" East a distance of 213.50 feet to a point;

Thence continuing on the same course to the shore of Casco Bay;

Thence in an easterly direction along the shore of Casco Bay to said land of Florence K. Britton;

Thence in a northwesterly direction along said Britton property to a point marked by a spike in the ledge; and

Thence continuing along said Britton property on a course of North 40° 16' 00" West a distance of 237.96 feet to the point of beginning on said Reamer's Road.

The within premises are depicted on a "Preliminary Plan" titled "Boundary Survey Of land on Reamer's Road, Cliff Island, Portland, Maine Made for Henning Pontoppidan" by Northeastern Land Surveying. A copy of such Preliminary Plan has been provided to the grantee herein.

The within premises are conveyed subject to the following:

- a. Easement Deed for Well of near or even date from the grantor herein to Florence K. Britton, to be recorded immediately prior hereto;
- b. Easement Deed from Henning Pontoppidan et al to Central Maine Power Company and New England Telephone and Telegraph Company dated July 6, 1988, recorded in said Registry in Book 8642, Page 38;

MAINE REAL ESTATE TAX PAID

c. Subsurface Wastewater Disposal Easement from Henning Pontoppidan et al to Eva M. Alming et al dated July 13, 1987, recorded in said Registry in Book 7894, Page 75, as amended by an Amendment to Wastewater Disposal Easement of even date herewith by and between the within Grantees and the Trustee of the Alming and Pontoppidan Trust recorded herewith.

d. Any other easements of record in the Cumberland County Registry of Deeds, and affecting the within conveyed premises.

IN WITNESS WHEREOF, **Henning Pontoppidan, as Trustee of the Pontoppidan Investment Trust**, has caused this instrument to be signed and sealed on October 3rd, 2014.

WITNESS:



*Henning Pontoppidan as Trustee
by Michaela Granstrom P.O.A.*


Henning Pontoppidan, as Trustee of the Pontoppidan Investment Trust, by Michaela Granstrom, his attorney in fact under a Durable Power of Attorney dated March 7, 2014, recorded in Book _____, Page _____, of said Registry of Deeds

State of Maine
County of Cumberland, ss.

October 3rd, 2014

Then personally appeared the above named Michaela Granstrom, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Henning Pontoppidan, as Trustee of the Pontoppidan Investment Trust.

Before me,



Notary Public
Print Name: _____

**JENNIFER J. JIPSON
NOTARY PUBLIC, STATE OF MAINE
MY COMMISSION EXPIRES
JULY 13, 2021**

Received
Recorded Register of Deeds
Oct 06, 2014 11:50:04A
Cumberland County
Pamela E. Lovley