

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>PERMIT ISSUED</b>	
Permit No: 01-0465	Issue Date: MAY 14 2001
CBL: 084 H011001	

<b>Location of Construction:</b> 13 Whitehead St , <i>Perks Is</i>	<b>Owner Name:</b> Mehler Kenneth	<b>Owner Address:</b> 71 Knollwood Dr Galston <b>PORTLAND</b>	<b>Phone:</b> 860-659-0655
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Weinschenk, Ric Builders	<b>Contractor Address:</b> 60 Willow Ln Portland	<b>Phone:</b> 2078283900
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Alterations - Dwellings	<b>Zone:</b> <i>IR-2</i>

<b>Past Use:</b> Single Family	<b>Proposed Use:</b> Single Family / Renovate existing house within existing footprint.	<b>Permit Fee:</b> \$504.00	<b>Cost of Work:</b> \$80,000.00	<b>CEO District:</b> 3
		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: <i>A-3</i> Type: <i>503</i>	

**Proposed Project Description:**  
Renovate

Signature: \_\_\_\_\_  
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
 Action:  Approved  Approved w/Conditions  Denied  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<b>Permit Taken By:</b> gg	<b>Date Applied For:</b> 05/02/2001	<b>Zoning Approval</b>
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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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>Wetland 75' from HWM</i> <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"/> Date: <i>5/11/01</i>	<b>Zoning Appeal</b> <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	<b>Historic Preservation</b> <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: _____
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**PERMIT ISSUED WITH REQUIREMENTS**

**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	PHONE

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

## All Purpose 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: 13 Whitehead St.

Total Square Footage of Proposed Structure 1787 (All levels)	Square Footage of Lot 2540
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Tax Assessor's Chart, Block & Lot Number Chart# 84 Block# H Lot# 011	Owner: Kenneth + Marjorie Mehler	Telephone#: 860-659-0655
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: 71 Knollwood Dr Glastonbury Conn 06033	Cost Of Work: \$80,000.- Fee: \$
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Current use: Single family

If the location is currently vacant, what was prior use:  
Approximately how long has it been vacant:

Proposed use: Single family

Project description: Renovate existing house within existing footprint

Contractor's Name, Address & Telephone: Ric Weinschenk/Builders Inc  
33 Island Ave Peaks Is, Maine 04108 828-3900

Applicants Name, Address & Telephone: Kenneth and Marjorie Mehler  
71 Knollwood Dr  
Glastonbury, Ct 06033

Who should we contact when the permit is ready: Ric Weinschenk/Builders  
Telephone: ~~Call~~ /o Rick Wortley @ 828 3900

If you would like the permit mailed, what mailing address should we use:

Rec'd By:

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**PLOT PLAN INCLUDES THE FOLLOWING:**

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches; a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

**A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:**

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
  - Floor Plans & Elevations
  - Window and door schedules
  - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS**

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

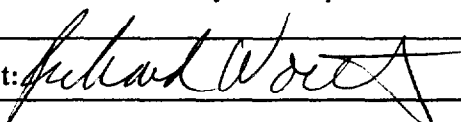
Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED**

**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/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 of applicant:



Date: 5-2-01

BUILDING PERMIT REPORT

DATE: 4 MAY 2001 ADDRESS: 13 Whitehead ST., P. I. CBL: 084-H-011

REASON FOR PERMIT: To make alteration to single family dwelling

BUILDING OWNER: Mebler, Kenneth

PERMIT APPLICANT: CONTRACTOR Weischenk, Ric Builders

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$20,000.00 PERMIT FEES: \$504.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

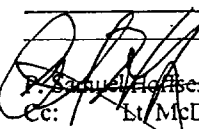
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*2, \*3, \*4, \*11, \*13, \*16, \*20, \*28, \*30, \*33, \*36, # 37

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
\*2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
\*3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
\*4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
\*11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
\*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
\*16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

5/2

- \*20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
- 21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- \*28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 29. All requirements must be met before a final Certificate of Occupancy is issued.
- \*30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- 31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 32. Please read and implement the attached Land Use Zoning report requirements. *to remain a single family as manufactured vs*
- \*33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 34. Bridging shall comply with Section 2305.16.
- 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- \*36. All flashing shall comply with Section 1406.3.10.
- \*37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

  
 P. Samuel Hoopes, Building Inspector  
 Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

**\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. ( You Shall Call for Inspections )**

**\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

**\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

# Know All Men By These Presents.

That IDC Realty Trust, having a principal place of business at 311 Main Street, Worcester, Massachusetts,

in consideration of one dollar and other good and valuable consideration,

paid by Kenneth Mehler, of 71 Knollwood Drive, Glastonbury, Connecticut

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Kenneth Mehler, his heirs and assigns forever, successors

~~and assigns forever~~

A certain lot or parcel of land, together with the buildings thereon, situated on the easterly side of Whitehead Street on Peaks Island, in the City of Portland, County of Cumberland and State of Maine, being a portion of Lot No. 24 as shown on Plan of Building Lots on Land of J.W. Brackett, made by James B. Jones, Surveyor, June 1899 and recorded in the Cumberland County Registry of Deeds, Plan Book 9, Page 35, to which Plan reference is hereby made, and bounded and described as follows:

Beginning on the easterly sideline of Whitehead Street at the southwesterly corner of land conveyed by Mary M. Ward to Kate M. Barrett by deed, dated November 1, 1943, and recorded in said Registry of Deeds, Book 1730, Page 48; thence southerly by the easterly sideline of Whitehead Street, thirty-two and five tenths (32.5) feet to the northwesterly corner of land conveyed by Stanton S. Skolfield to Paryntha M. Jones by deed, dated September 18, 1911, and recorded in said Registry of Deeds, Book 882, Page 51; thence easterly by said Jones land, seventy-five (75) feet, more or less, to the westerly sideline of Lot No. 26 as shown on said Plan; thence northerly by the westerly sideline of said Lot No. 26, thirty-three and five tenths (33.5) feet to the southeasterly corner of said Barrett land; thence westerly by said Barrett land, eighty (80) feet, more or less, to the point of beginning.

Being the same premises conveyed by DeVerona Miller to Ralph G. Eckman and Mary M. Eckman by deed, dated July 16, 1956, and recorded in said Registry of Deeds, Book 2307, Page 99. The said Ralph G. Eckman died July 24, 1967, leaving Mary M. Eckman as surviving joint tenant.

All rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Reference may be had to a deed from Mary M. Eckman to Kenneth L. Burnham and Gertruda A. Burnham, dated October 24, 1968, and recorded in the Cumberland County Registry of Deeds, Book 3063, Page 57. Kenneth L. Burnham died on March 10, 1972.

Being the same premises conveyed by deed of Alfred P. Hubacs dated August 20, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8648, Page 311.

3667

To Have and to Hold the aforesaid and bargained premises with all the privileges and appurtenances thereof to the said Kenneth Mehler, his heirs, successors and assigns,

~~and their heirs~~ to them and their use and behoof forever.

And I do COVENANT with the said Grantee <sup>Heirs,</sup> his / successors ~~and~~ and assigns, that the Grantor lawfully seized in fee of the premises that they are free of all encumbrances:

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, Kenneth Mehler, Trustee of IDC Realty Trust

joining in this deed as Grantor, and relinquishing and conveying all my right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 4<sup>th</sup> day of ~~December~~ <sup>January</sup> in the year of our Lord one thousand nine hundred and ninety-~~two~~ Three.

Signed, Sealed and Delivered in presence of William C. Perrin

*Kenneth Mehler*  
Kenneth Mehler, Trustee of IDC Realty Trust, and not individually.

State of Maine } ss.

Jan 4  
~~December~~ 19 93

Personally appeared the above named Kenneth Mehler, Trustee of IDC Realty Trust

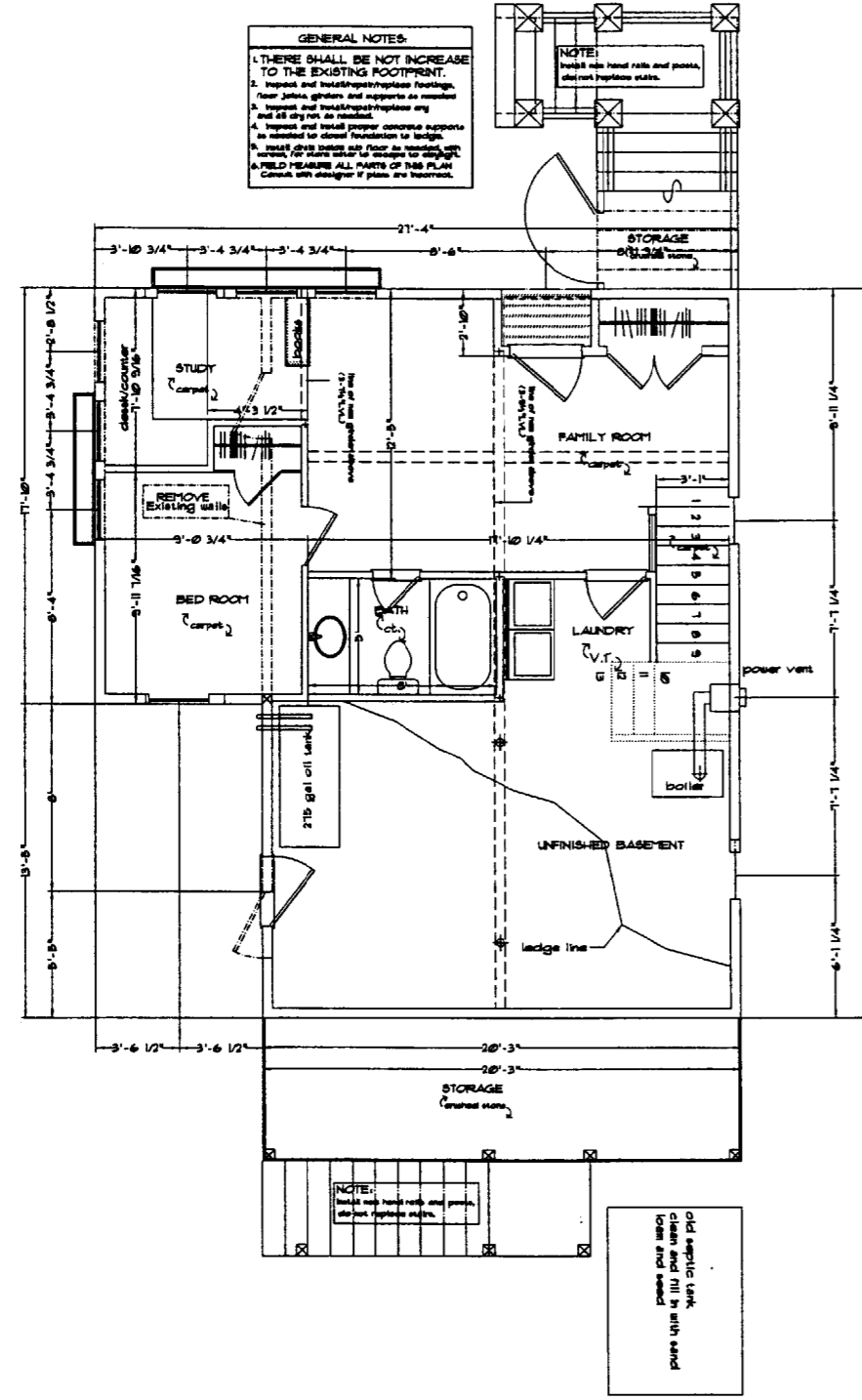
Recorded  
Cumberland County  
Registry of Deeds  
01/20/93 11:15:23AM  
John B. O'Brien  
Registrar

and ac. acknowledged the above

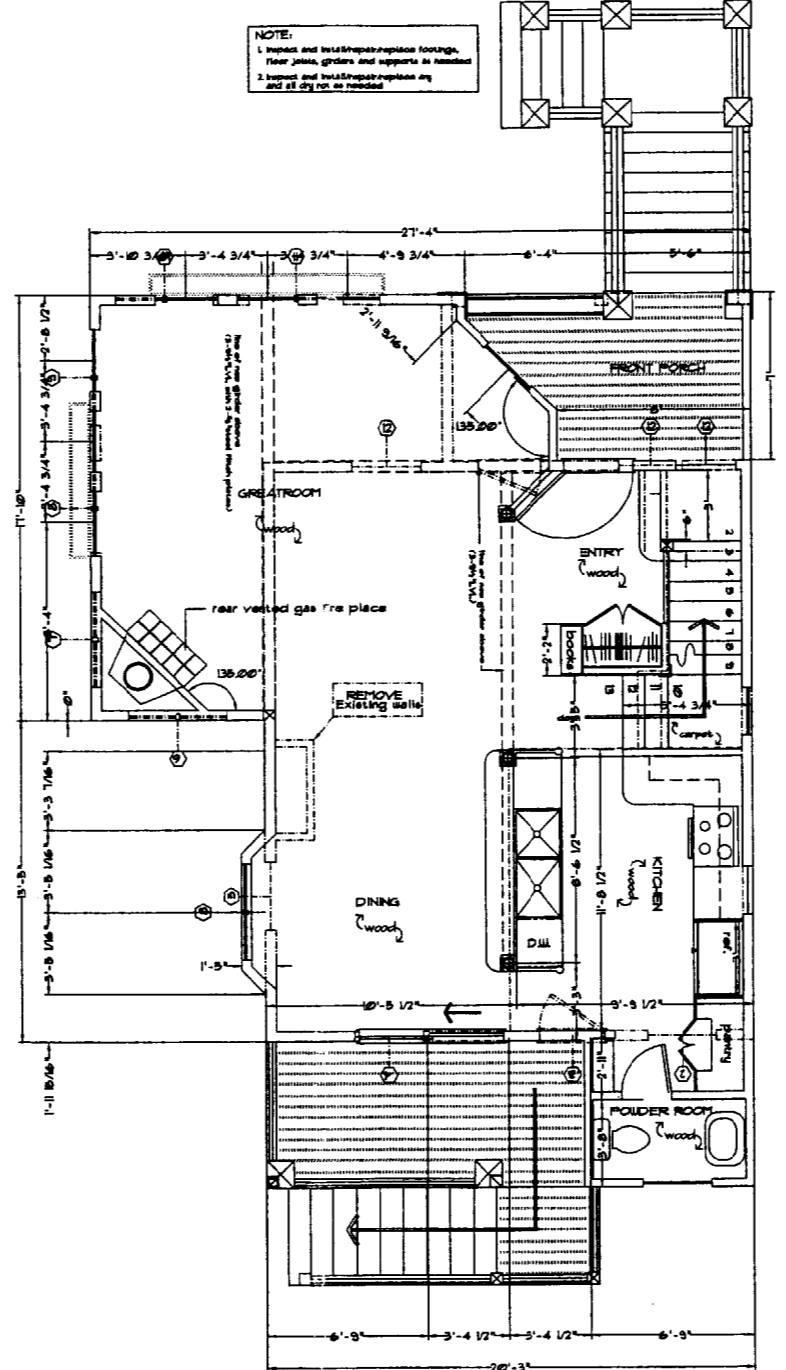
instrument to be his free act and deed.

Before me,

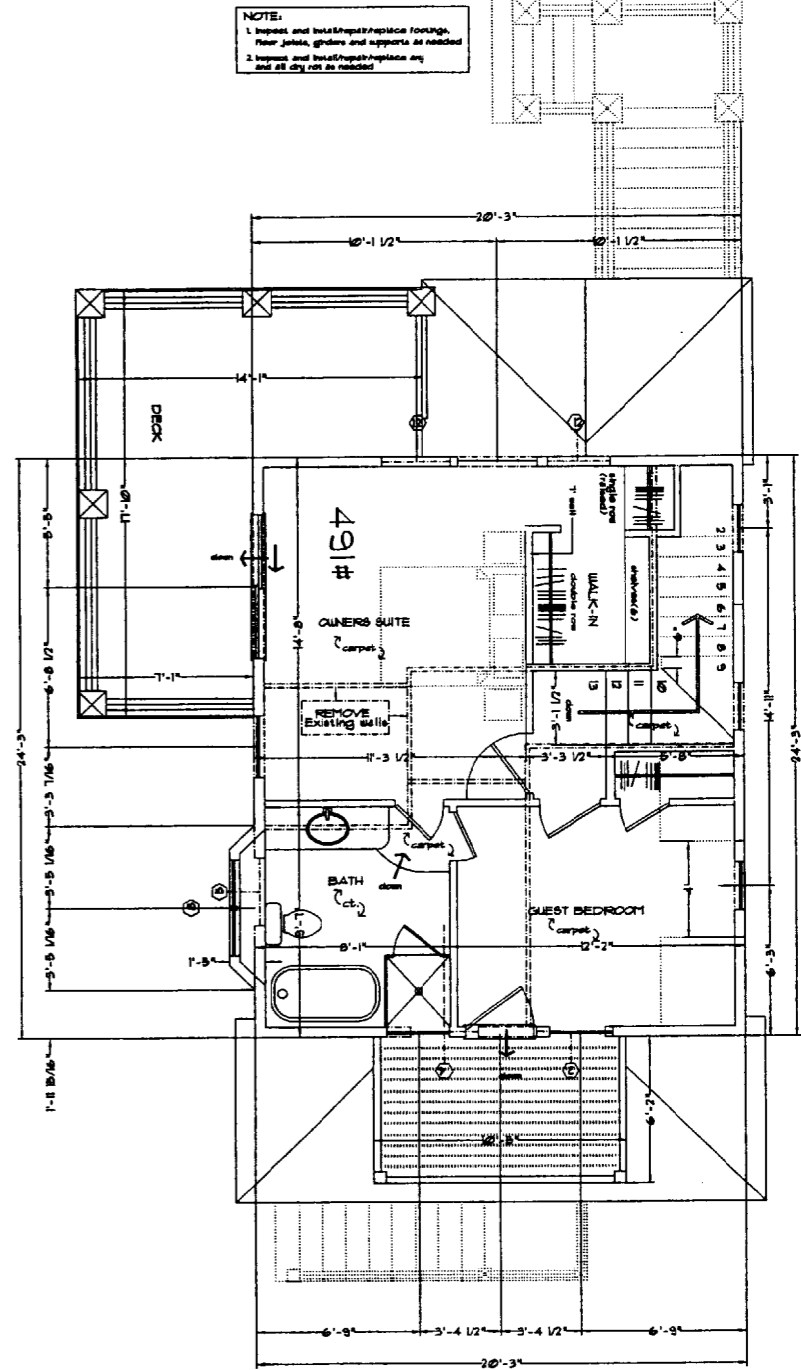
*William C. Perrin*  
William C. Perrin



LOWER LEVEL PLAN



MAIN LEVEL PLAN



UPPER LEVEL PLAN

# PLAN FOR REMODELING OF THE MEHLER RESIDENCE @ PEAKS ISLAND

**The Cottage Design Company**  
 33 Island Avenue, Peaks Island, Maine 04108  
 (207) 322-6149

JOB TITLE: HIGH VIEW COTTAGE  
 PLAN TITLE: FLOOR PLANS  
 SHEET 1 OF 3 DATE: 4.27.21  
 SCALE: 1/4" = 1'-0"

These plans have been prepared to meet top professional standards and practices. However, any variations may require changes. Likewise, building code requirements vary with location and change from time to time. Before starting construction, your contractor should check and be responsible for all dimensions and other details, and should review the plans to ensure they meet current governmental requirements in your area.

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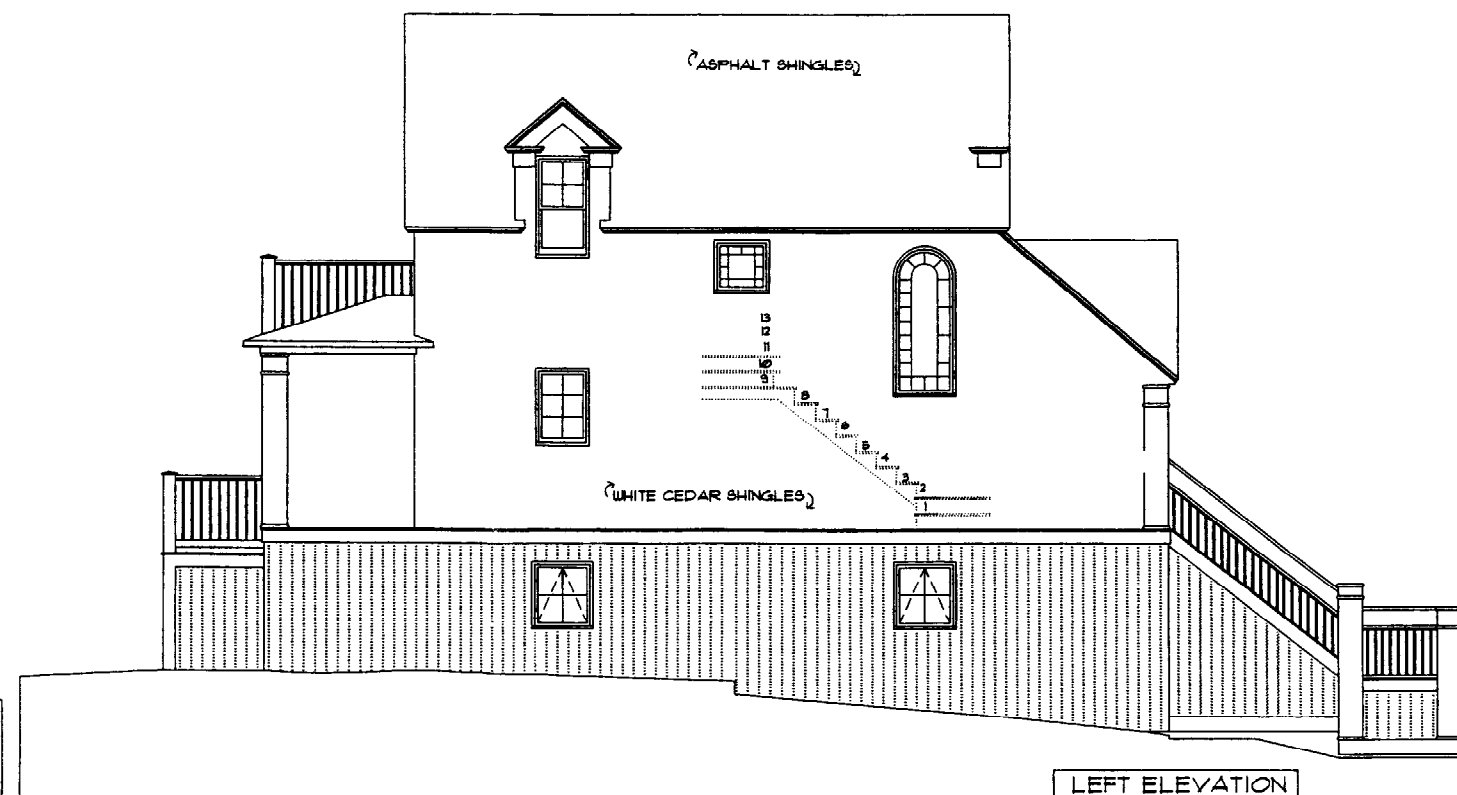
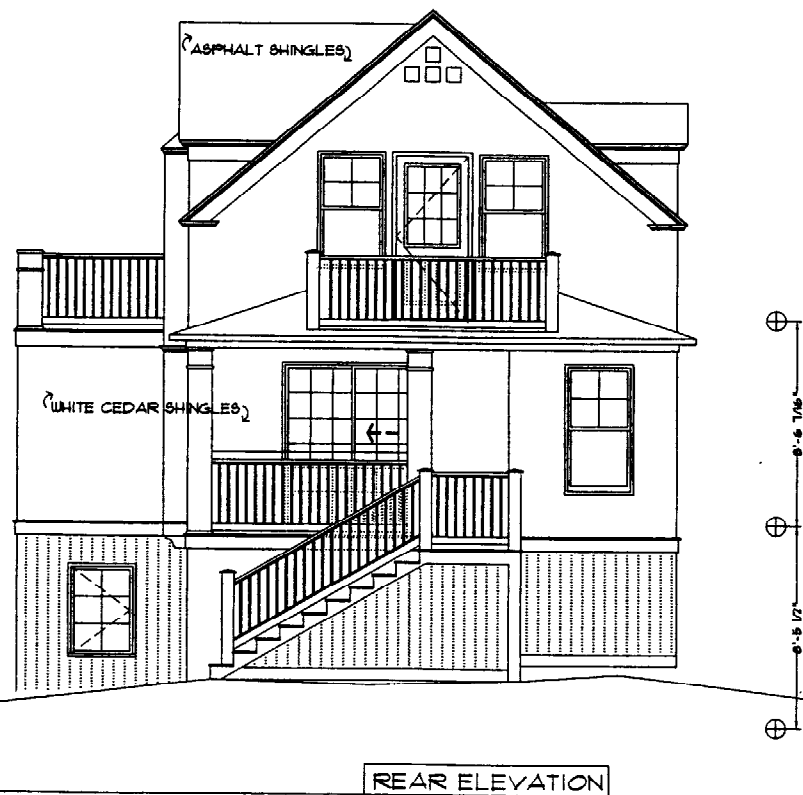
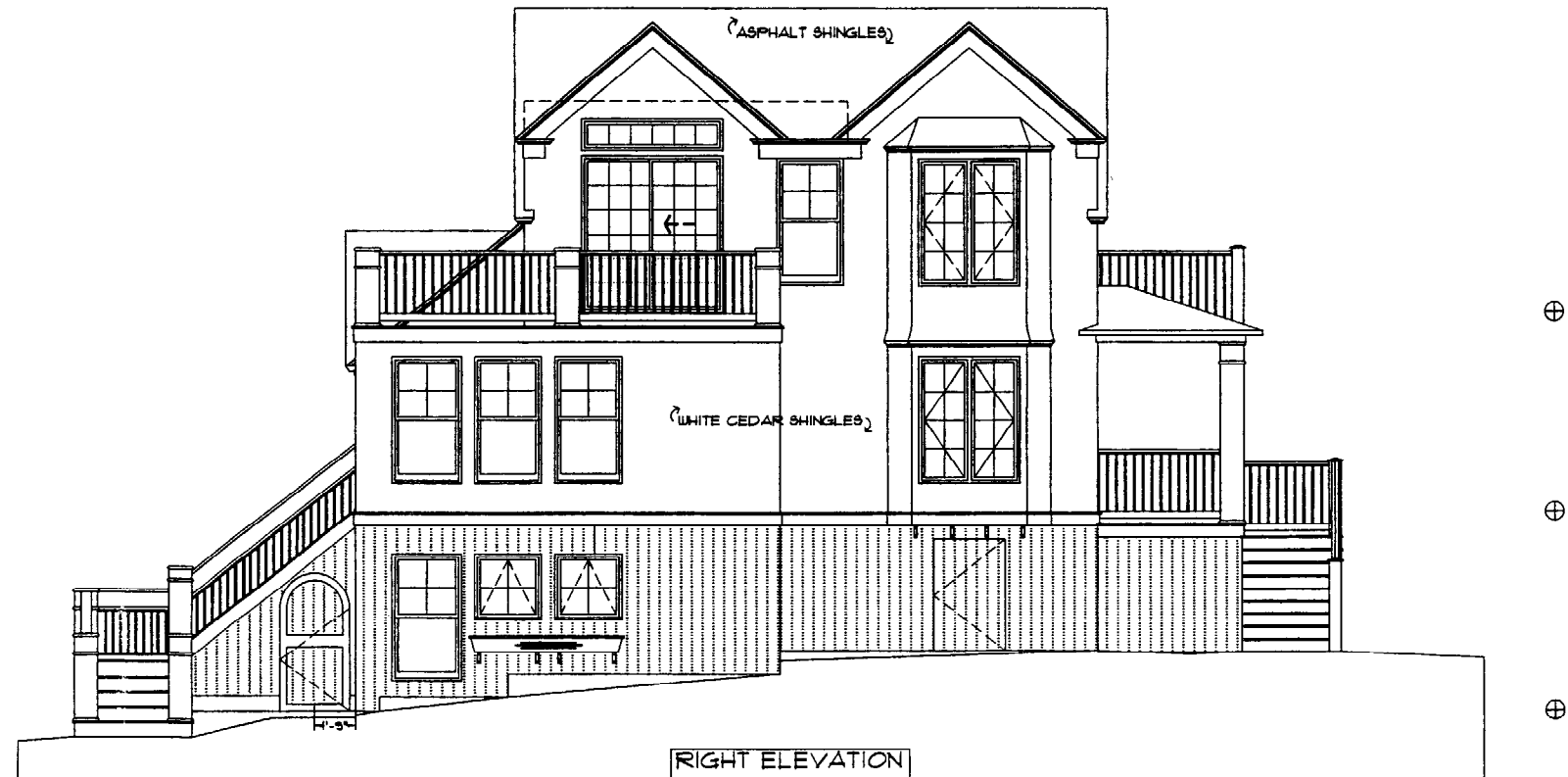
**GENERAL NOTES AND DISCLAIMERS:**

These drawings have been prepared to meet generally accepted professional standards. However, local variations may require changes. Likewise, building code requirements vary with location and change from time to time. Before starting construction, the builder must review and be responsible for all details and dimensions, and ensure that these plans meet all current requirements in your area. It is also suggested that a local architect and/or engineer be retained to review and make any changes necessary to ensure that plans meet all requirements, and that you check with your local building department to see if a professional stamp is required on drawings filed for permit purposes. All applicable construction shall conform to the latest editions of either "Uniform Building Code" or the "BOCA Basic Building Code," or any other locally required code.

Roof Loads = 42#/sq'  
 Floor Loads = 40#/sq' all other  
 = 30#/sq' for bedrooms  
 All concrete = 3000 PSI

Codes govern over drawings  
 Dimensions govern over scale.  
 Verify all mechanical requirements, before framing.  
 Verify topographic and subsurface conditions, and adapt foundation plans accordingly.





# PLAN FOR REMODELING OF THE MEHLER RESIDENCE @ PEAKS ISLAND

**The Cottage Design Company**  
 33 Island Avenue, Peaks Island, Maine 04108  
 (800) 322-6149

JOB TITLE: HIGH VIEW COTTAGE  
 PLAN TITLE: ELEVATIONS  
 SHEET 3 OF 3 DATE: 4/21/21  
 SCALE: 1/4" = 1'-0"

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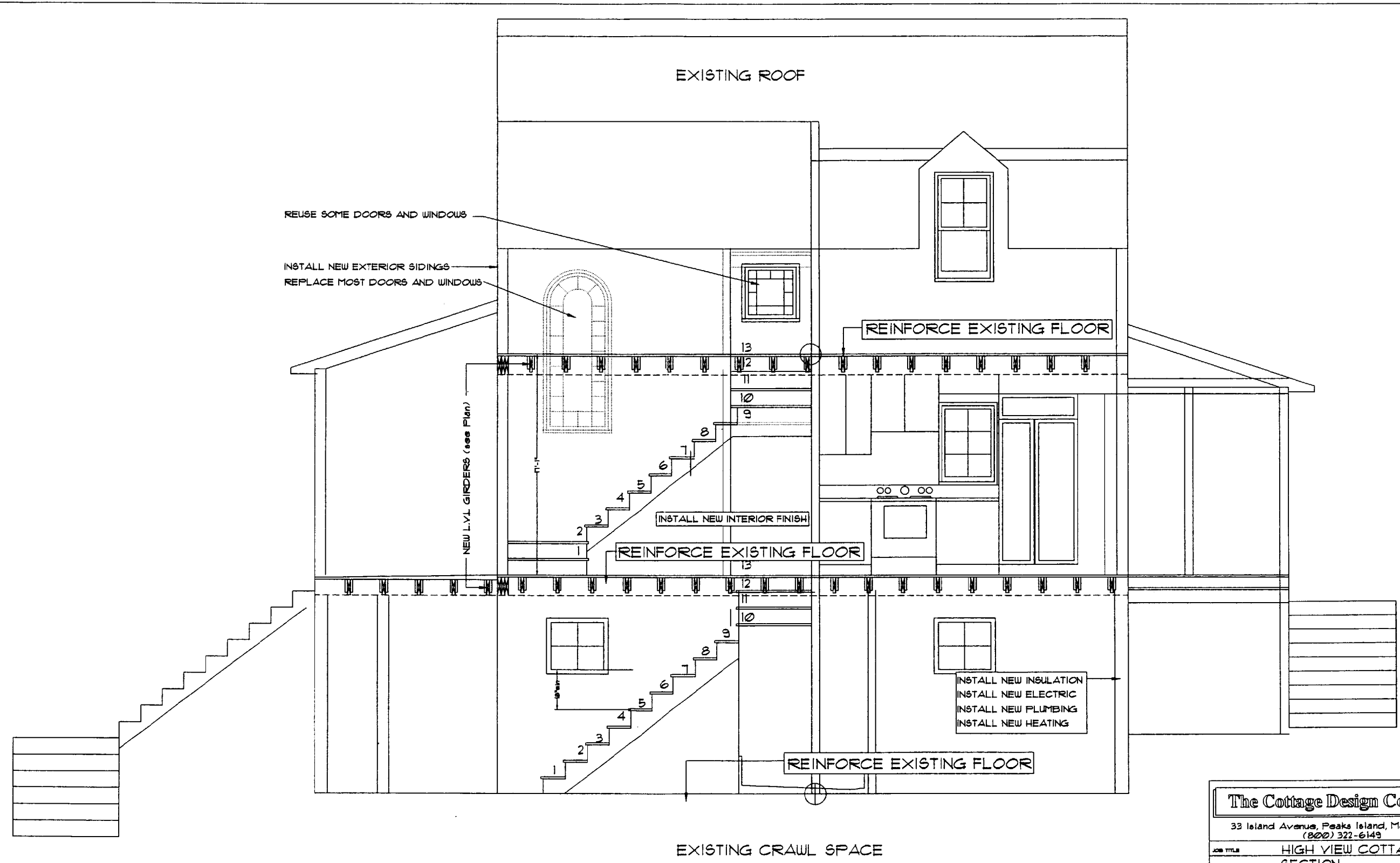
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Roof Loads = 42# / sq'  
 Floor Loads = 40# / sq' all other  
 = 30# / sq' for bedrooms  
 All concrete = 3000 PSI

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 Dimensions govern over scale.  
 Verify all mechanical requirements, before framing.  
 Verify topographic and subsurface conditions, and adapt foundation plans accordingly.



# PLAN FOR REMODELING OF THE MEHLER RESIDENCE @ PEAKS ISLAND

**The Cottage Design Company**  
 33 Island Avenue, Peaks Island, Maine 04108  
 (800) 322-6149

JOB TITLE: HIGH VIEW COTTAGE  
 PLAN TITLE: SECTION  
 SHEET 3 OF 3 DATE: 4/27/01  
 SCALE: 1/2" = 1'-0"

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 Floor Loads = 40 psf / sq' all other  
 = 30 psf / sq' for bedrooms  
 All concrete = 3000 PSI

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