

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

Please Read  
 Application And  
 Notes, If Any,  
 Attached

BU **INSPECTION**

**PERMIT**

Permit Number: 090028

This is to certify that KIPP THOMAS P & BARBARA H KIPP of Ashmore

has permission to Interior Renovations, adding Dryer and Dishwasher

AT 16 WHITEHEAD ST, PEAKS ISLAND

CP 084-N004001

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 red-in. 24 HOURS 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 \_\_\_\_\_

<b>PERMIT ISSUED</b>	
JUN 21 2009	
Department Name	
<b>CITY OF PORTLAND</b>	

*Thomas H. Montoya*, 01/21/09  
 Director - Building & Inspection Services


**PENALTY FOR REMOVING THIS CARD**

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

Permit No: 09-0028	Issue Date:	CBL: 084 N004001
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Location of Construction: 16 WHITEHEAD ST, PEAKS ISLA	Owner Name: KIPP THOMAS P & BARBARA H	Owner Address: 14 BALSAM DR	Phone: 207-766-2981
Business Name:	Contractor Name: Ralph Ashmore	Contractor Address: 20 Welch Street Peaks Island	Phone: 2077662981
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: JR-2

Past Use: Single Family Home	Proposed Use: Single Family Home - Interior Renovations, adding Dormer and Deck over porch, enclosing part of porch	Permit Fee: \$620.00	Cost of Work: \$60,000.00	CEO District: 1
Proposed Project Description: Interior Renovations, adding Dormer and Deck over porch, enclosing part of porch.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type 5B IRC 2003 Signature: Jm 01/21/09	
		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: lmd	Date Applied For: 01/12/2009	<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 N/A <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: 1/20/09 ABM	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 Date:	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: ABM	
				

**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

## BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

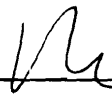
Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

  
\_\_\_\_\_  
Signature of Applicant/Designee  
Ralph Ashmore

1/21/09  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date



# 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: <u>16 Whitehead St., Peaks Island, Maine</u>		
Total Square Footage of Proposed Structure/Area <u>None, adding dormer &amp; deck</u>	Square Footage of Lot <u>4,109</u>	Number of Stories <u>1.5</u>
Tax Assessor's Chart, Block & Lot Chart# <u>84</u> Block# <u>N</u> Lot# <u>4</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Ralph W. Ashmore</u> POA <u>Thomas &amp; Barbara Kipp</u> Address <u>20 Welch St</u> City, State & Zip <u>Peaks Island, ME 04108</u>	Telephone: <u>766-2981</u>
Lessee/DBA (if Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>Thomas Kipp</u> Address <u>14 Balsam Dr.</u> City, State & Zip <u>Bedford, MA 01730</u>	Cost Of Work: \$ <u>60,000. <sup>00</sup>/<sub>100</sub></u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units <u>one</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Same, single-family</u> Is property part of a subdivision? <u>yes</u> If yes, please name <u>Brackett Estate</u> Project description: <u>Renovation of residence, adding dormer and deck. Swapping same volume of living space on first level, see "Front Elevation" of plans.</u>		
Contractor's name: <u>Project Manager, Ralph W. Ashmore</u> Address: <u>20 Welch St</u> City, State & Zip <u>Peaks Island, ME 04108</u> Telephone: <u>766-2981</u> Who should we contact when the permit is ready: <u>Ralph Ashmore</u> Telephone: <u>" "</u> Mailing address: <u>20 Welch St., Peaks Island, ME 04108</u>		

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:  Date: 1-8-2009

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

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

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

Permit No: 09-0028	Date Applied For: 01/12/2009	CBL: 084 N004001
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Proposed Use: Single Family Home - Interior Renovations, adding Dormer and Deck over porch, enclosing part of porch	Proposed Project Description: Interior Renovations, adding Dormer and Deck over porch, enclosing part of porch
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 01/20/2009

**Note:** Dormer is not adding any floor area since the walls on the second floor are already at 4' from floor to roof. **Ok to Issue:**   
1/19/09 The part of the porch that is being enclosed must have a majority of windows. There are to be two in the front, two on left side & one on the right side.

- 1) This permit is being issued with the condition that the one story 6' x 8' room and entry deck & stairs on the rear of the building are not permitted and therefore not part of the legal footprint of the building. This illegal addition must be addressed within thirty days of the issuance of this permit.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 01/21/2009

**Note:** **Ok to Issue:**

- 1) Fastener schedule per the IRC 2003
- 2) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

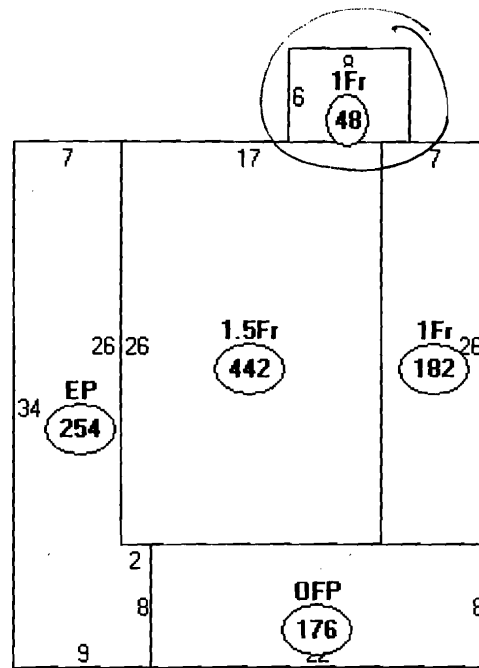
**Comments:**

1/12/2009-lmd: Received application on 01/09/2009. Ralph Ashmore stated that he would e-mail 11x17 plans. Also, called on 01/12/09 requesting plot plan due to addition of deck.

1/13/2009-lmd: Received plot plan and 11x17 from Ralph Ashmore. Moved permit forward to zoning.

1/13/2009-amachado: Left vcm for Ralph Ashmore. Can enclose part of front porch, but major portion needs to be glass (section 14-427). 6' x 8' area on back of house that leads to steps is not permitted & does not meet today's requirements.

1/16/2009-amachado: Ralph Ashmore brought in revised plans for part of porch that is being enclosed.



Descriptor/Area

A: 1.5Fr  
442 sqft

B: EP  
254 sqft

C: 1Fr  
48 sqft

D: 1Fr  
182 sqft

E: OFP  
176 sqft

= 1102

IR-2

front - 25' min - 15.5 sqft  
 rear - 25' min  
 side - 20' min - 5' on left  
 - 6' on right.  
 lot size = 4109  
 lot coverage 20% = 821.8

dormer is not adding  
 any floor area - wall was  
 already @ 4' 4'!

**RECORD OF BUILDINGS**

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

1957

**CONSTRUCTION**

<b>FOUNDATION</b>		<b>FLOOR CONST.</b>		<b>PLUMBING</b>		
CONCRETE		WOOD JOIST		BATHROOM	✓	
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM		
BRICK OR STONE		MILL TYPE		WATER CLOSET		
PIERS	✓	REIN. CONCRETE		LAVATORY		
CELLAR AREA FULL		<b>FLOOR FINISH</b>			KITCHEN SINK	✓
	1/4 1/2 3/4		B 1 2 3	STD. WAT. HEAT	✓	
NO. CELLAR		CEMENT		AUTO. WAT. HEAT		
<b>EXTERIOR WALLS</b>		EARTH	✓	ELECT. WAT. SYST.		
CLAPBOARDS		PINE	✓	LAUNDRY TUBS		
WIDE SIDING		HARDWOOD	✓	NO PLUMBING		
DROP SIDING	✓	TERRAZZO		<b>TILING</b>		
NO SHEATHING		TILE		BATH FL. & WCOT.		
WOOD SHINGLES				TOILET FL. & WCOT.		
ASBES. SHINGLES		<b>ATTIC FLR. &amp; STAIRS</b>			<b>LIGHTING</b>	
STUCCO ON FRAME		<b>INTERIOR FINISH</b>			ELECTRIC	✓
STUCCO ON TILE			B 1 2 3	NO LIGHTING		
BRICK VENEER		PINE	✓	<b>NO. OF ROOMS</b>		
BRICK ON TILE		HARDWOOD	✓	BSMT.	2ND 3	
SOLID BRICK		PLASTER		1ST 3	3RD	
STONE VENEER		UNFINISHED	✓	<b>OCCUPANCY</b>		
CONC. OR CIND. BL.		METAL CLG.		SINGLE FAMILY	✓	
TERRA COTTA		<b>SHEATHED</b>	✓	TWO FAMILY		
VITROLITE		RECREAT. ROOM		APARTMENT		
PLATE GLASS		FINISHED ATTIC		STORE		
INSULATION		FIREPLACE	✓	THEATRE		
WEATHERSTRIP		<b>HEATING</b>			HOTEL	
<b>ROOFING</b>		PIPELESS FURNACE		OFFICES		
ASPH. SHINGLES	✓	HOT AIR FURNACE		WAREHOUSE		
WOOD SHINGLES		FORCED AIR FURN.		COMM. GARAGE		
ASBES. SHINGLES		STEAM		GAS STATION		
SLATE TILE		HOT WAT. OR VAPOR		<b>ECONOMIC CLASS</b>		
METAL		NO HEATING	✓	OVER BUILT		
COMPOSITION		<b>UNDER BUILT</b>				
ROLL ROOFING		GAS BURNER		DT. 8/11	AR. 30	
INSULATION		OIL BURNER		LD. 13	PD. 30	
		STOKER		MS. 13	CK. 50	

No ceilings

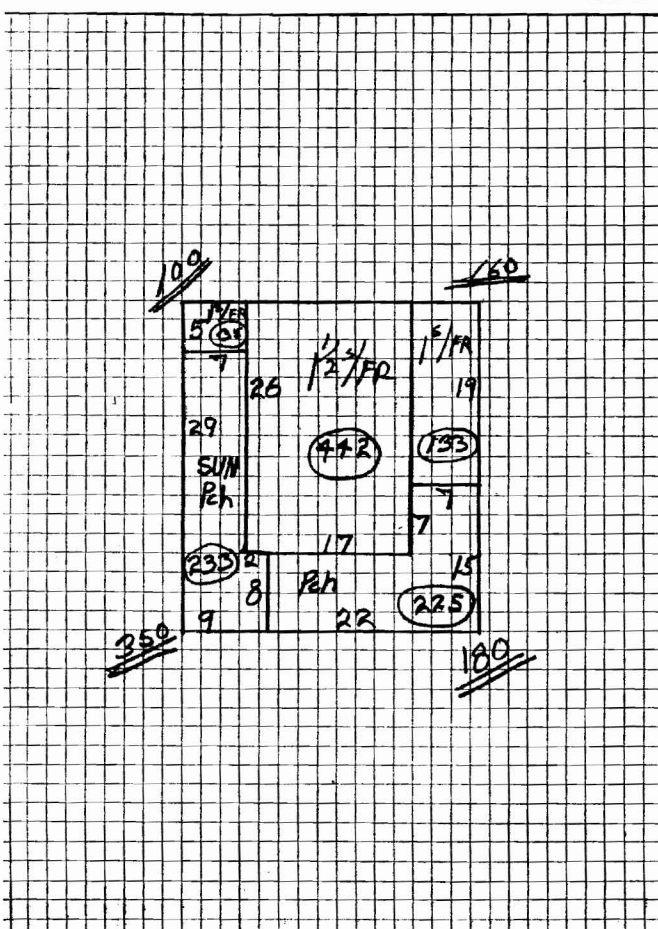
6 x 8 beam  
Entry porch  
redwood porch  
1981

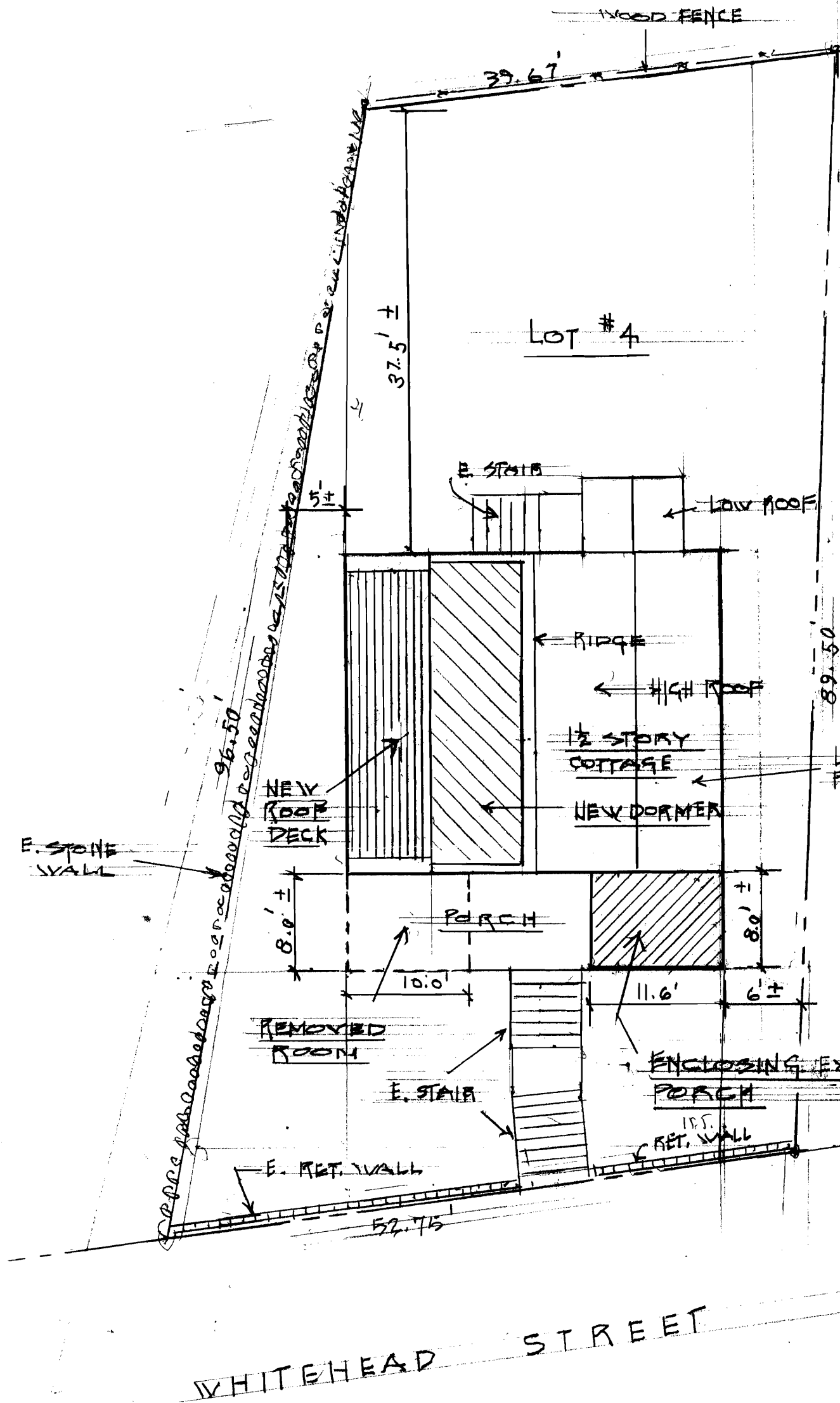
**COMPUTATIONS**

UNIT	1951		
442 S. F.	1500		
S. F.			
ADDITIONS	+790		
F.D.T.	-120		
BASEMENT	+70		
WALLS			
ROOF			
FLOORS	-20		
ATTIC			
FINISH	-270		
FIREPLACE	+150		
HEATING			
PLUMBING	+240		
TILING			
TOTAL	2340		
FACT.			
REP. VAL.	2340		

**SUMMARY OF BUILDINGS**

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.*	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YI
cottage	A 1 1/2 FR	DC	50		F	2340	55%	1050	A	1050	625	5
	B								B			
	C								C			
	D								D			
	E								E			
	F								F			
	G								G			
YEAR	1951					1951 TOTAL BLDGS.		1050		625		
TAX VAL.	625											
OLD VAL.												
CHANGE												





IR-2

front 25' min - 15.5' side  
 rear 25' min - 21' side  
 side - 20' min - 5' on left  
 6' on right

lot size = 4109  
 lot coverage ~~70%~~ = 821.5  
 already over

building 31x34 = 1054  
 6x8 = 48  
 stone 6x6 = 36  
 " 9x4 = 40.5  
 1178.5

48  
 + 40.5 added what per  
 88.5

JAN 13 2009

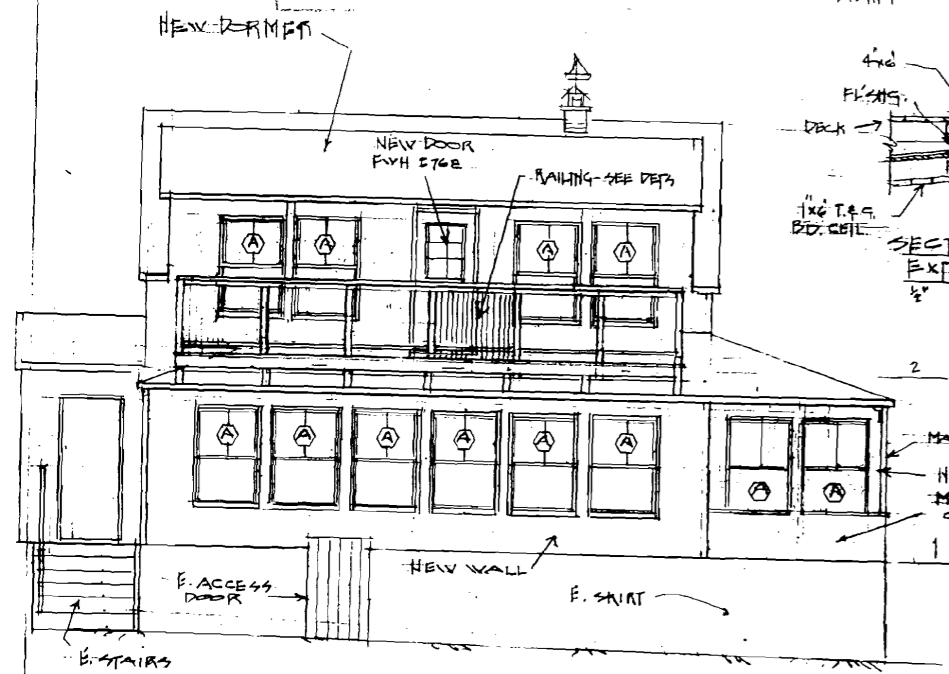
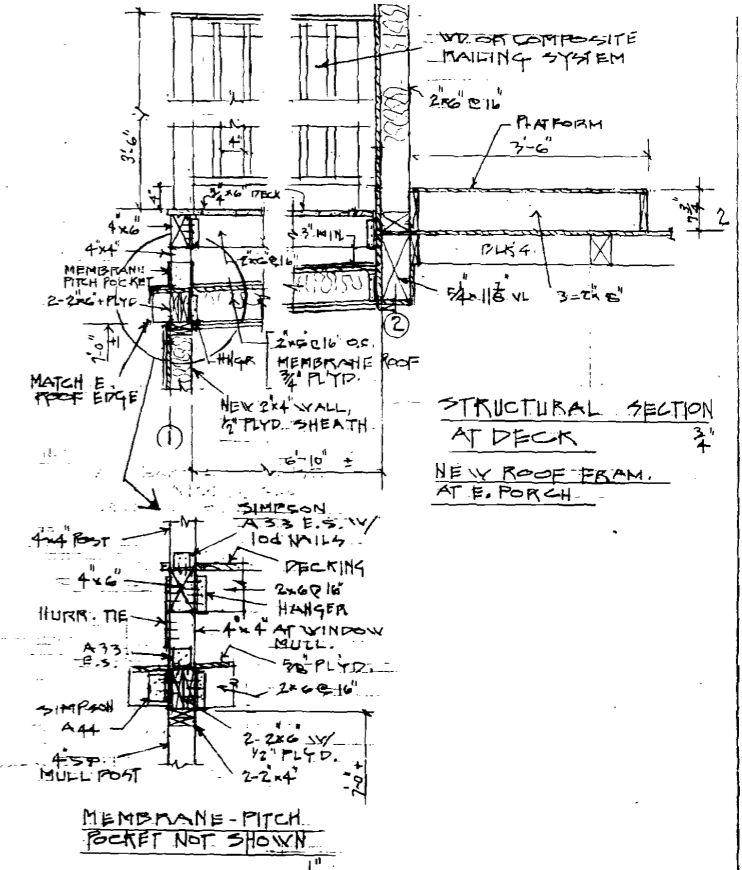
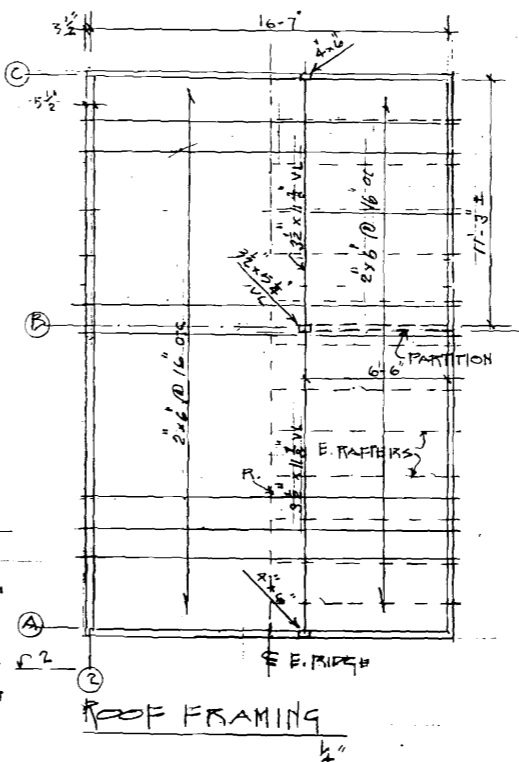
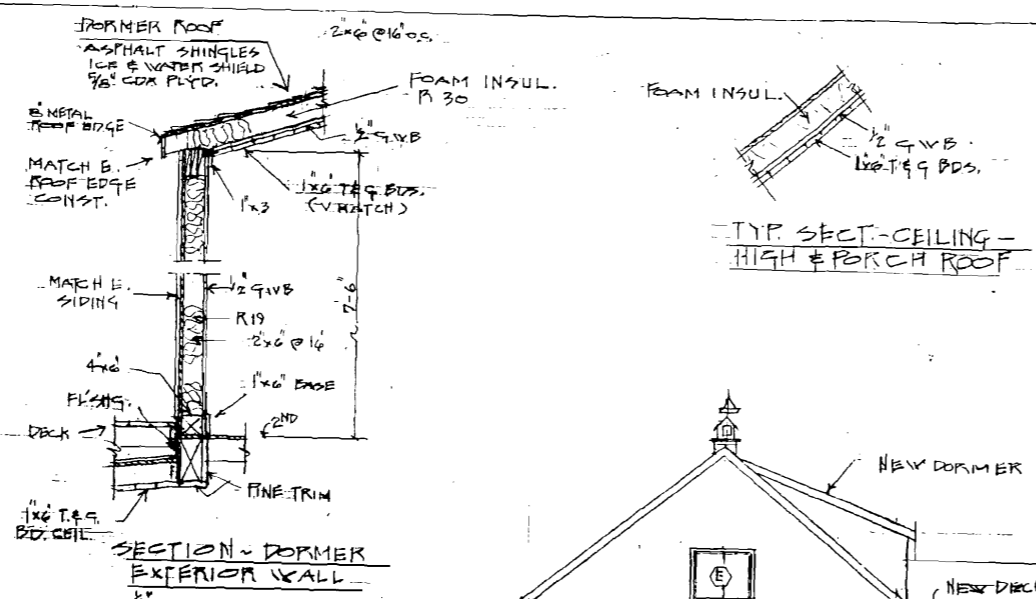
"WHITEHEAD LODGE"  
 16 WHITEHEAD STREET  
 PEAKS ISLAND, ME.

PLOT PLAN

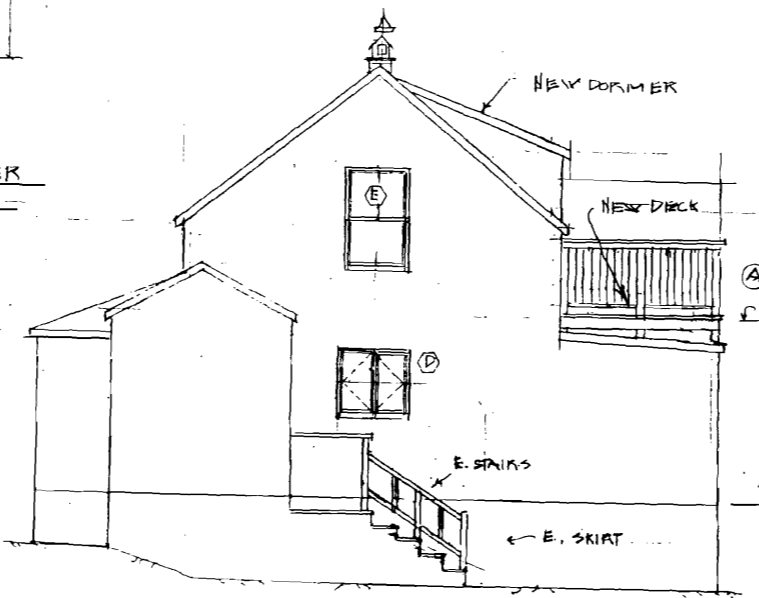
DATE:	SCALE	DIVN
12/16/08	1" = 10'	LYCK



FEB 20 2009

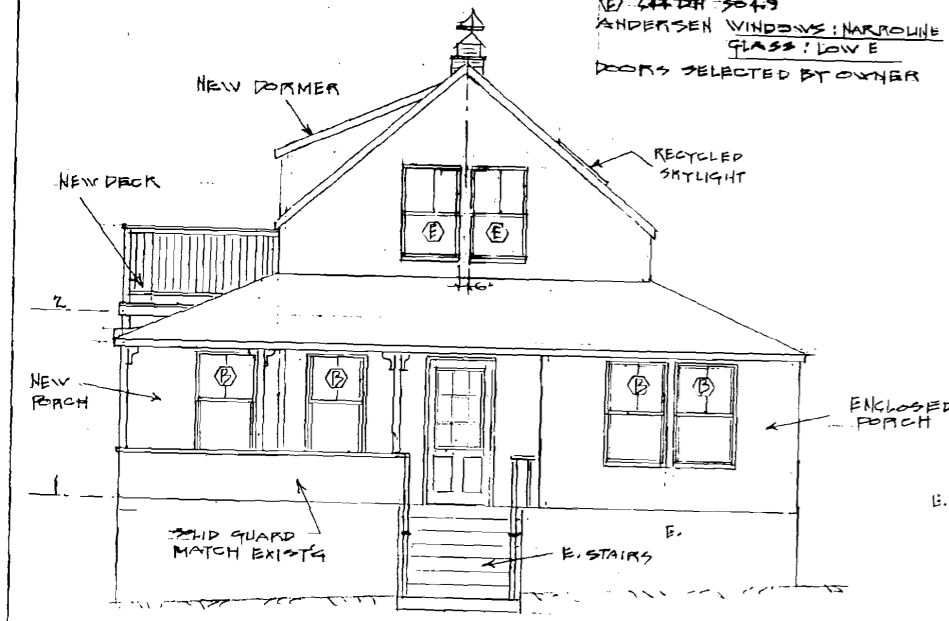


LEFT SIDE ELEVATION (SOUTH)

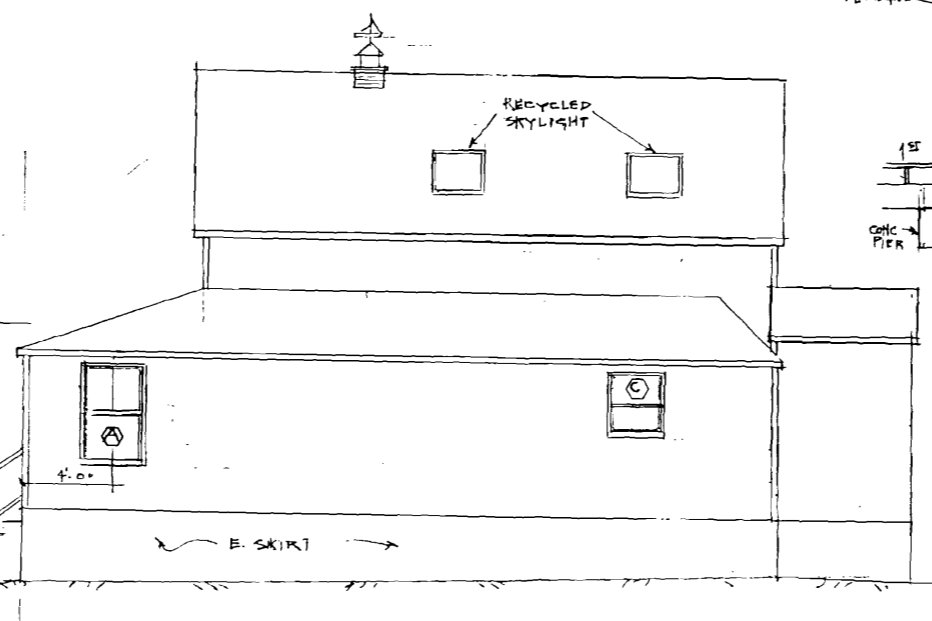


REAR ELEVATION (WEST)

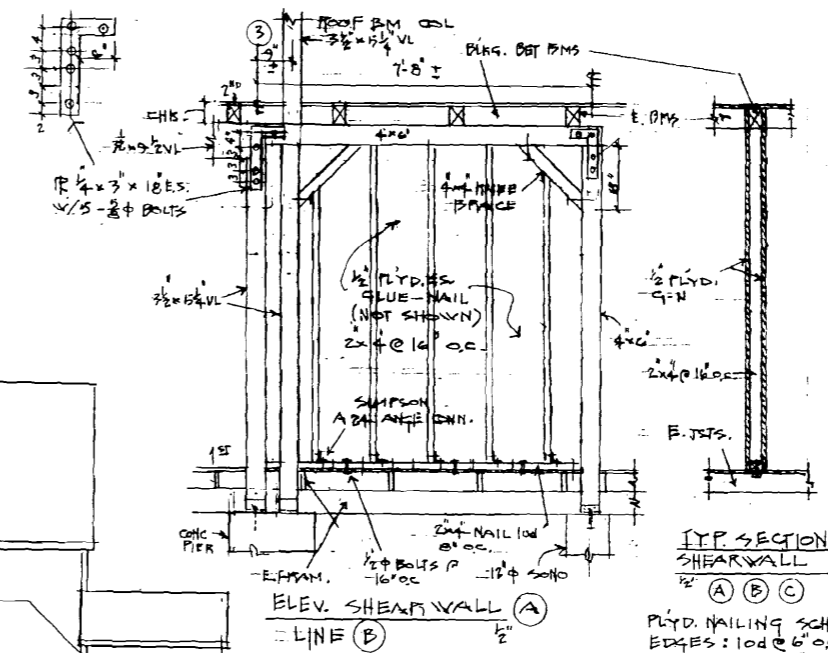
- WINDOW SCHEDULE
- A 3046
  - B 2846
  - C 24210
  - D GN 235
  - E 244 DH 3049
- ANDERSEN WINDOWS: NARROWLINE  
GLASS: LOW E  
DOORS: SELECTED BY OWNER



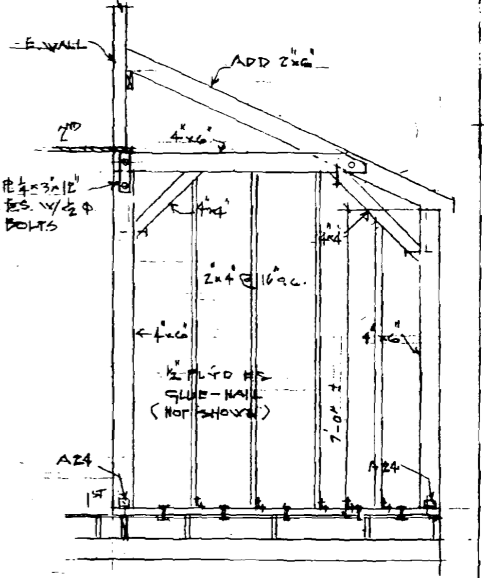
FRONT ELEVATION



RIGHT SIDE ELEVATION (NORTH)



ELEV. SHEAR WALL (A)

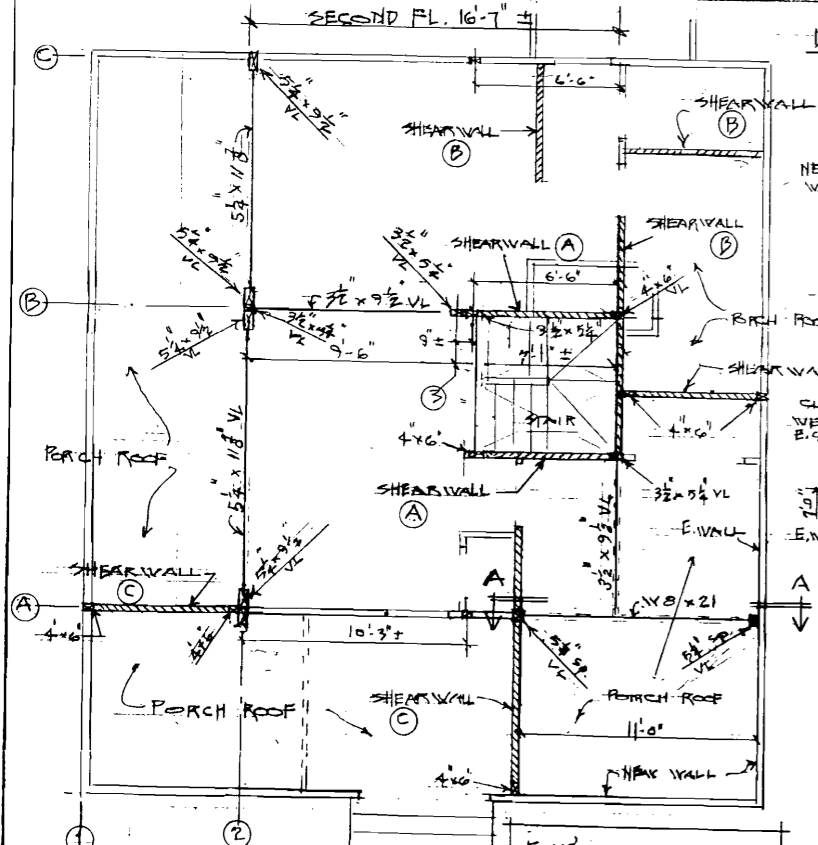


ELEV. SHEAR WALL (C)

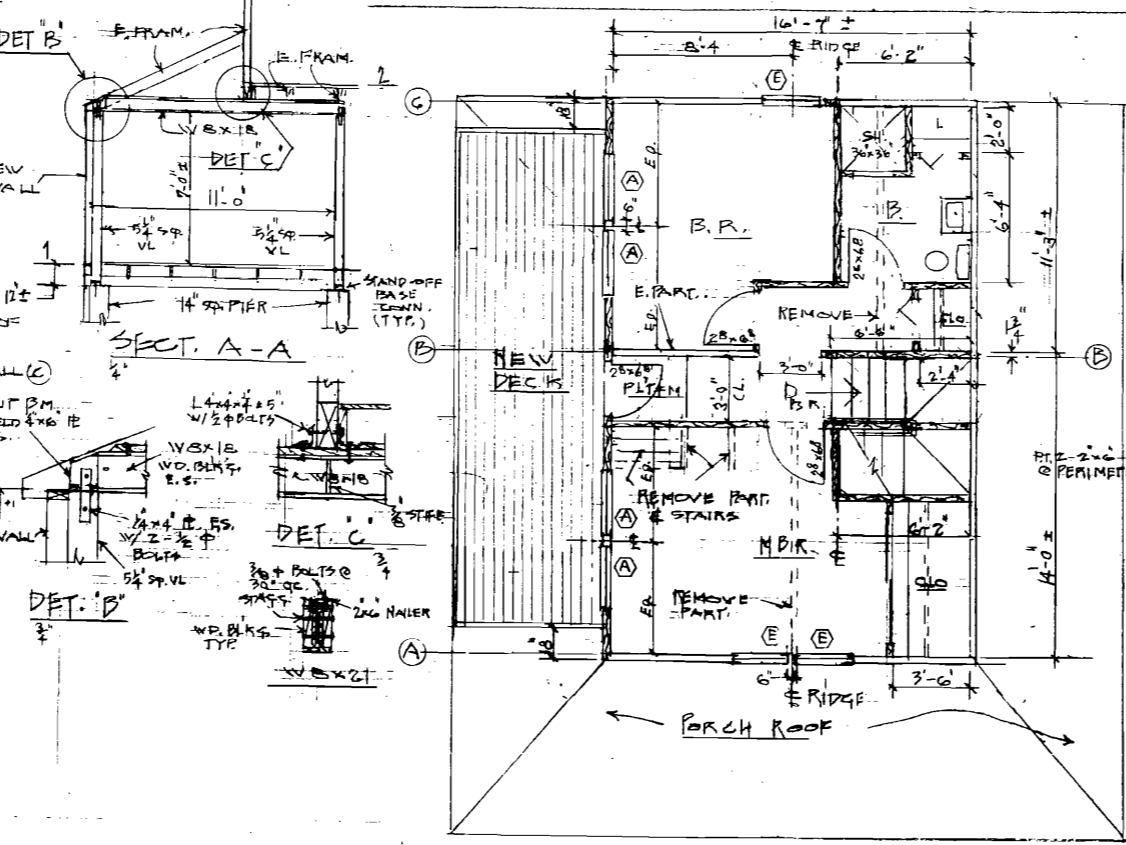
PLYD. NAILING SCHED.  
EDGES: 10d @ 6\"/>

NOTE  
CONN DETS. AT FLOOR ARE  
SAME AS FOR SHEAR WALL (A)

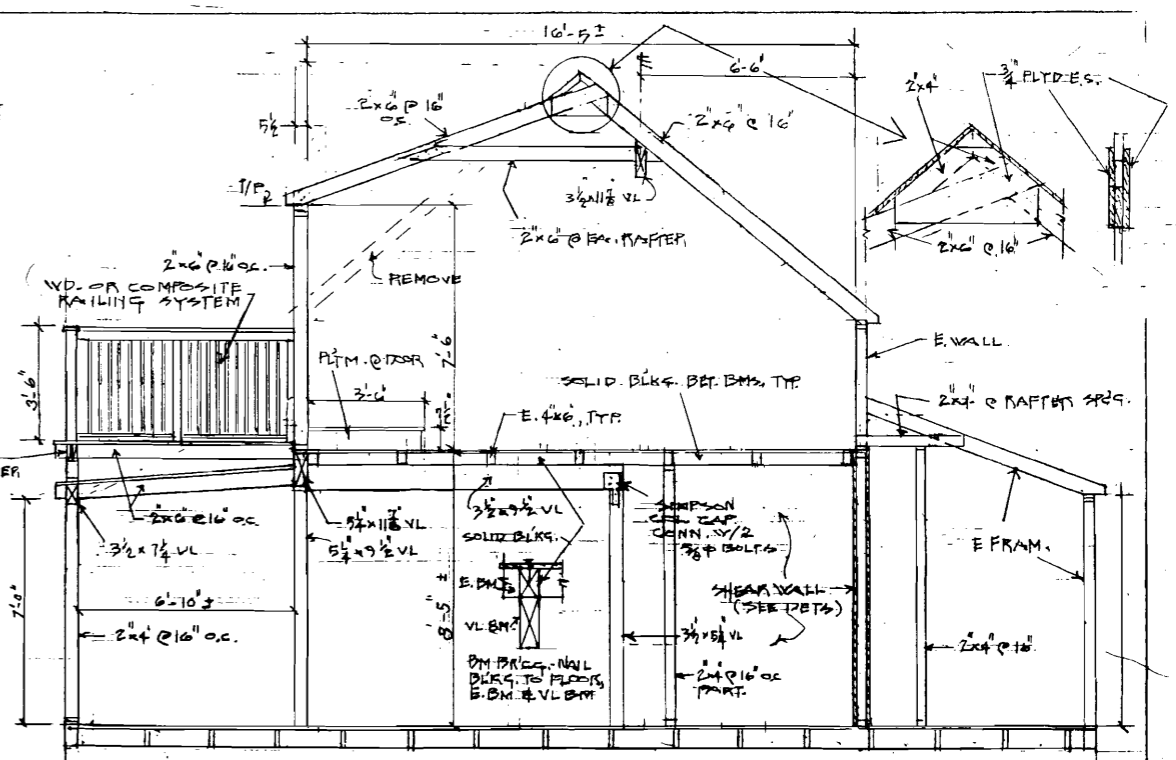
REV 1-15-09		
WHITEHEAD LODGE 16 WHITEHEAD STREET PEAKS ISLAND, ME		
ELEVATIONS - SECTIONS & DETAILS		
DATE: 12.16.08	SCALE: NOTED	DWN:



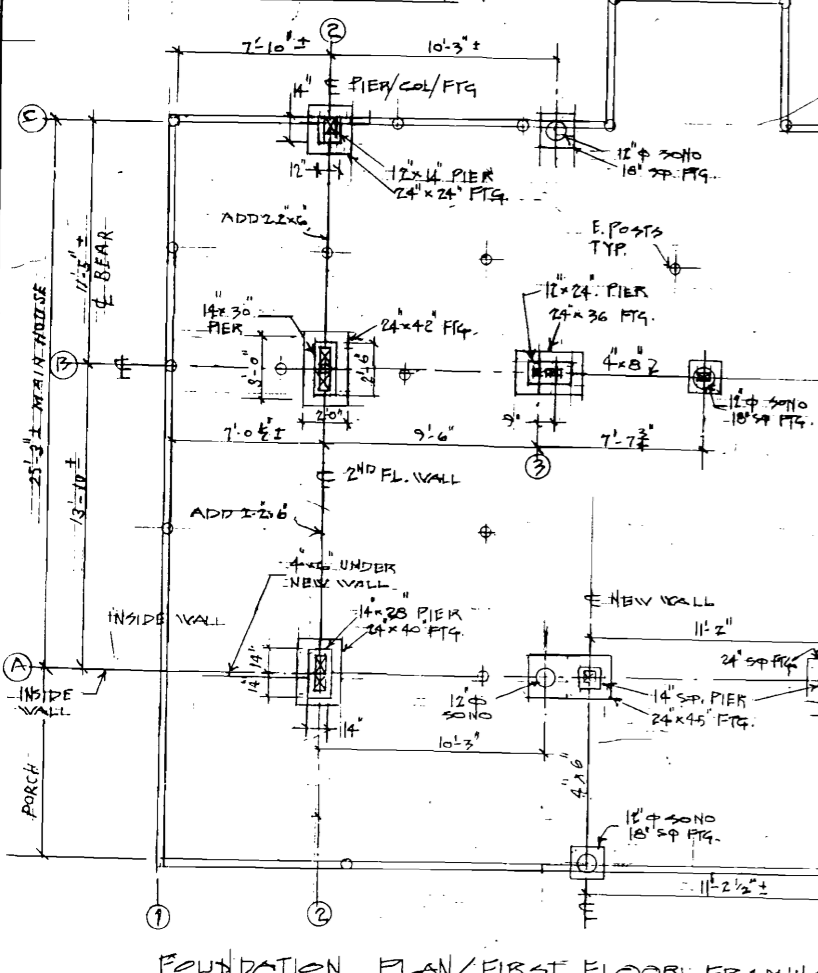
SECOND FLOOR FRAMING  
SEE DWG 2 FOR SHEARWALL DETS.



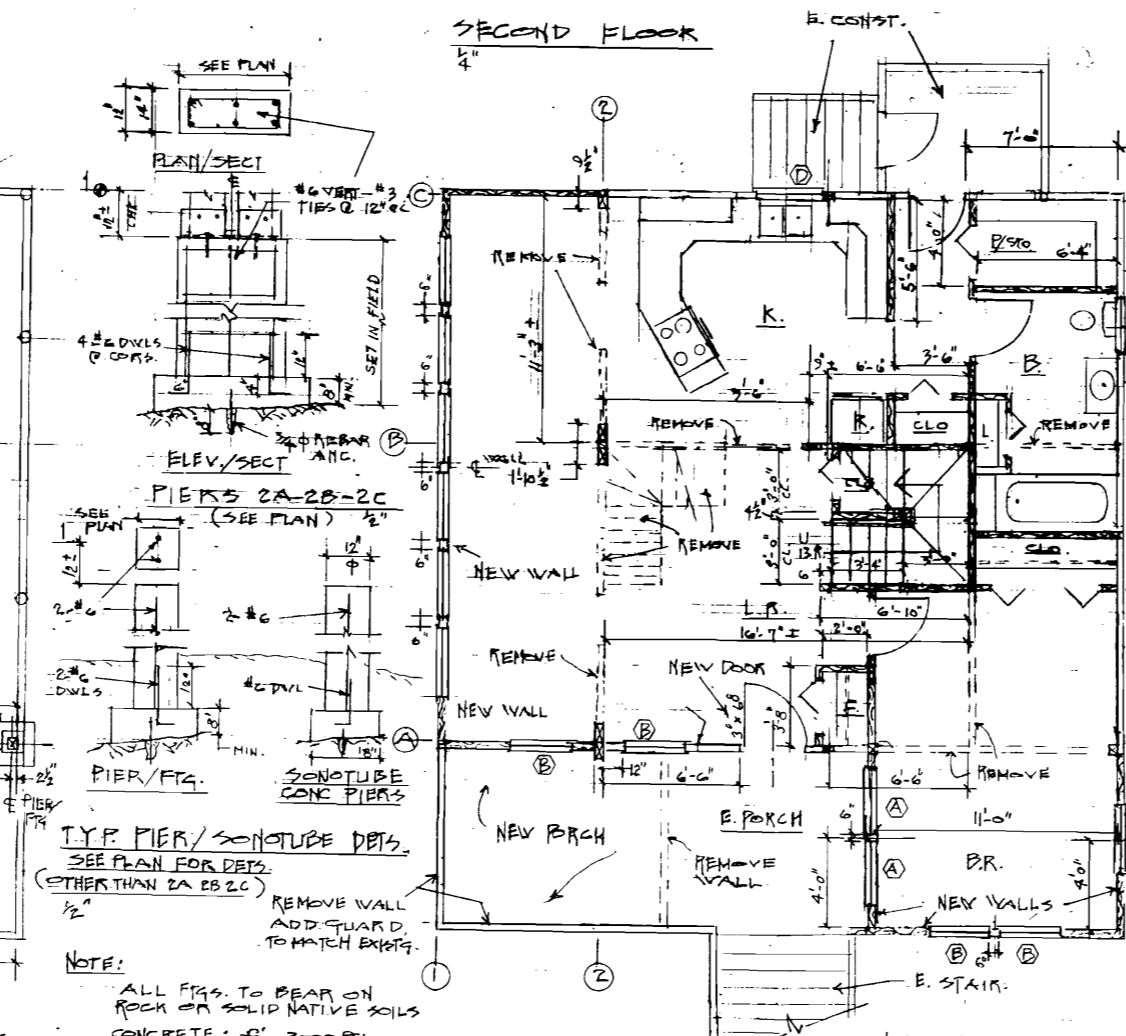
STRUCTURAL CROSS SECTION  
LINE B



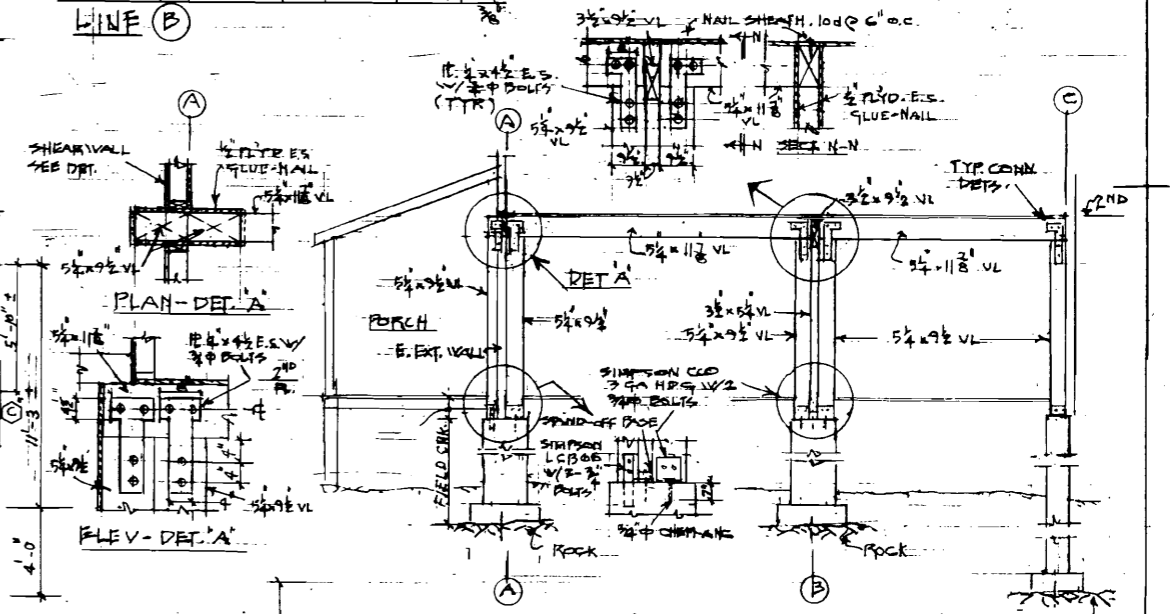
STRUCTURAL FRAME - LINE 2



FOUNDATION PLAN/FIRST FLOOR FRAMING



FIRST FLOOR



STAIR DETAIL

NOTE: EXIST'G. FLOOR FRAMING NOT SHOWN

REVISE DETAILS SHOWN AS REQ. REPLACE DETERIORATED FRAM.

NOTE: ALL FTGS. TO BEAR ON ROCK OR SOLID NATIVE SOILS  
CONCRETE: f'c = 3000 PSI, AIR ENT.  
REBAR: A615, GR. 60 SLUMP: 2"±

LEGEND  
NEW WALL  
EXIST'G. WALL

NOTE: ADJUST FTG. DEPTH FOR ROCK & SOILS  
TOP OF PIER TO BE SET BY E. FRAMING

GENERAL NOTES  
DETAILS SHOWN TO BE ADJUSTED AS REQ.  
VL BMS & COLS TO BE BOISE VERSA-LAM, SOLID  
VERIFY ALL DIMS. PRIOR TO WORK START

REV 16-09	REV 11-16-08
	REV 11-10-08

FEB 20 2009

WHITEHEAD LODGE  
10 WHITEHEAD STREET  
FRANKS ISLAND, ME.

PLANS, SECTIONS, DETAILS

DATE: 11-10-08 SCALE: NOTED DWN: VCR