

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 071311

Please Read
Application And
Notes, If Any,
Attached

This is to certify that DETMER EDWARD G & J J DETMER ITS/Thompson John

has permission to New Master Bedroom & Storage Addition

AT 0 ONWAY AVE

085 CC004001 DEC 12 2007

PERMIT ISSUED
CITY OF PORTLAND

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of this State 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 when permission procured before this building or part thereof is started or otherwise closed-in. 24 HOUR NOTICE 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 _____
Department Name

12/6/07 *El M*
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

Footing/Building Location Inspection: Prior to pouring concrete

Re-Bar Schedule Inspection: Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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.

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

X Paul C. Kelly
Signature of Applicant/Designee

12-12-07
Date

[Signature]
Signature of Inspections Official

12-12-07
Date

CBL: 85CC4

Building Permit #: 071311

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-1311	Issue Date: 12/6/07	CBL: 085 CC004001
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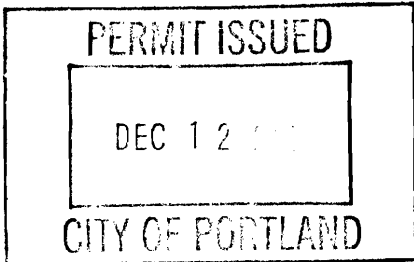
Location of Construction: 0 ONWAY AVE <i>PI (#12)</i>	Owner Name: DETMER EDWARD G & JILL J D	Owner Address: 18 AVON RD	Phone:
Business Name:	Contractor Name: Thompson & Johnson Woodworkers	Contractor Address: 115 Island Ave Peaks Island	Phone: 2077665219
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR-1

Past Use: Single Family Home	Proposed Use: Single Family Home - New Master Bedroom & Storage Addition	Permit Fee: \$1,770.00	Cost of Work: \$175,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IR-2003	

Proposed Project Description: New Master Bedroom & Storage Addition	Signature:	Signature: <i>12/6/07 CLM</i>
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: ldobson	Date Applied For: 10/17/2007	Zoning Approval
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<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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input checked="" type="checkbox"/> Shoreland <i>Edge of 25' setback goes to edge of property - house outside of it.</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>permitted - zone C</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/ conditions</i> Date: 11/14/07 <i>APM</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>APM</i></p> <p>Date: _____</p>
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1311	Date Applied For: 10/17/2007	CBL: 085 CC004001
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Location of Construction: 0 ONWAY AVE, Peaks Island (12)	Owner Name: DETMER EDWARD G & JILL J D	Owner Address: 18 AVON RD	Phone:
Business Name:	Contractor Name: Thompson & Johnson Woodworkers	Contractor Address: 115 Island Ave Peaks Island	Phone (207) 766-5219
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - New Master Bedroom & Storage Addition & remove old decks and add a new deck and entry.	Proposed Project Description: New Master Bedroom & Storage Addition & remove old decks and add a new deck and entry.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/29/2007

Note: Future patio and future stair off the south side of the addition are not part of this permit.

Ok to Issue:

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed additions, it may be required to be located by a surveyor.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 12/06/2007

Note:

Ok to Issue:

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 5) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.
- 6) The attic scuttle opening must be 22" x 30".
- 7) Fastener schedule per the IRC 2003
- 8) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.
- 9) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Comments:

11/1/2007-amachado: Left message for Rachel Conly. Is permit just for 14' x 23' two story addition? What about the new entry on the north side? What about the new second floor deck on the south side? Are the old decks on the south side being replaced? When is the patio being done?

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Business Name:	Contractor Name: Thompson & Johnson Woodworkers	Contractor Address: 115 Island Ave Peaks Island	Phone (207) 766-5219
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

11/2/2007-amachado: Spoke to Harvey Johnson. As part of the project the old decks are being taken down and the new decks and entry are being added. The site plan had the zone as IR-2, but it is IR-1, so the new entry does not meet the front setback of 30'. Harvey said that they would submit a revised plan that meets the setback.

11/29/2007-amachado: Received revised plan for front entry.

11/9/2007-amachado: Received revised proposal for front entry from architect Diane Martin. It still does not meet the front setback.



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>12 ONWAY AVENUE PEAKS ISLAND, ME 04108</u>		
Total Square Footage of Proposed Structure <u>325</u>	Square Footage of Lot <u>10,894 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>85 CC 4-5</u>	Owner: <u>ED & JILL DETMER</u>	Telephone: <u>510-526-5734</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>THOMPSON JOHNSON WOODWORKS 115 ISLAND AVE. PEAKS ISLAND, ME . 04108</u>	Cost Of Work: \$ <u>175,000</u> Fee: \$ <u>1,770</u> C of O Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SINGLE FAMILY</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>MASTER BEDROOM & STORAGE ADDITION</u>		
Contractor's name, address & telephone: <u>THOMPSON JOHNSON WOODWORKS</u> Who should we contact when the permit is ready: <u>RACHEL CONLY</u> Mailing address: _____ Phone: <u>207-766-5919</u> <u>115 ISLAND AVENUE, PEAKS ISLAND, ME 04108</u>		

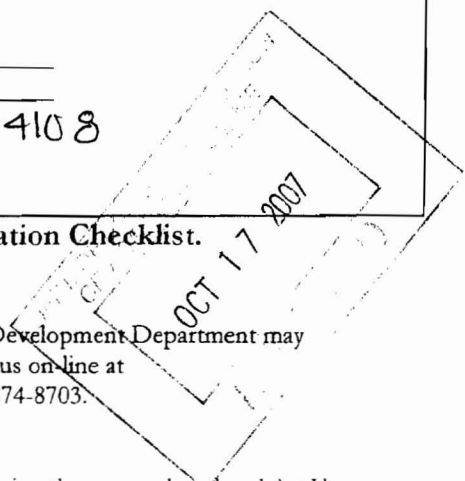
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: <u>Paul D. Dwyer</u>	Date: <u>10-10-07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Applicant: Ed Jill ~~De~~ Dittmer
(Thompson Johnson Woodworks)
Address: 12 onway Avenue

Date: 11/2/07
revised plan 11/29/07.
C-B-L: 85-CC-0041005

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house build 1989

Zone Location - IR-I

Interior or corner lot

Proposed Use/Work - add 14' x 23' 2 story addition - tear off existing ducter and
add new ones.

Sevage Disposal -

Lot Street Frontage -

Front Yard - 30' min. - ^{30'} ~~26.5'~~ to ducter.

Rear Yard - 30' min. - 34' scaled

Side Yard - 20' min. - ~~31'~~ on right

Projections - 20' on left.

Width of Lot -

Height - 35' max - addition 24 ⁵/₈' scaled

Lot Area - ~~35'~~ max 10,894

Lot Coverage Impervious Surface - 20% = 2178.8 ϕ - w/ addition & new decks

Area per Family - N/A

OK. $\frac{2178.8 \phi + 3742.5 \phi}{1325.38 \phi}$

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection - ~~HA~~ edge of property on lot ^{assessor's} ~~is~~ bounded by
250' zone - house well beyond 75' ~~line~~ line.

Flood Plains - panel 15 - zone C.

* stairs off south side of addition are not part of this permit (7.5 x 14)

From: Diane Martin <dmartin@bdearch.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 11/20/2007 11:53:53 AM
Subject: Re: 12 Onway Peak's Island

Hello Ann,

Thank you very much. This tells me we can go ahead with our submittal for approval.

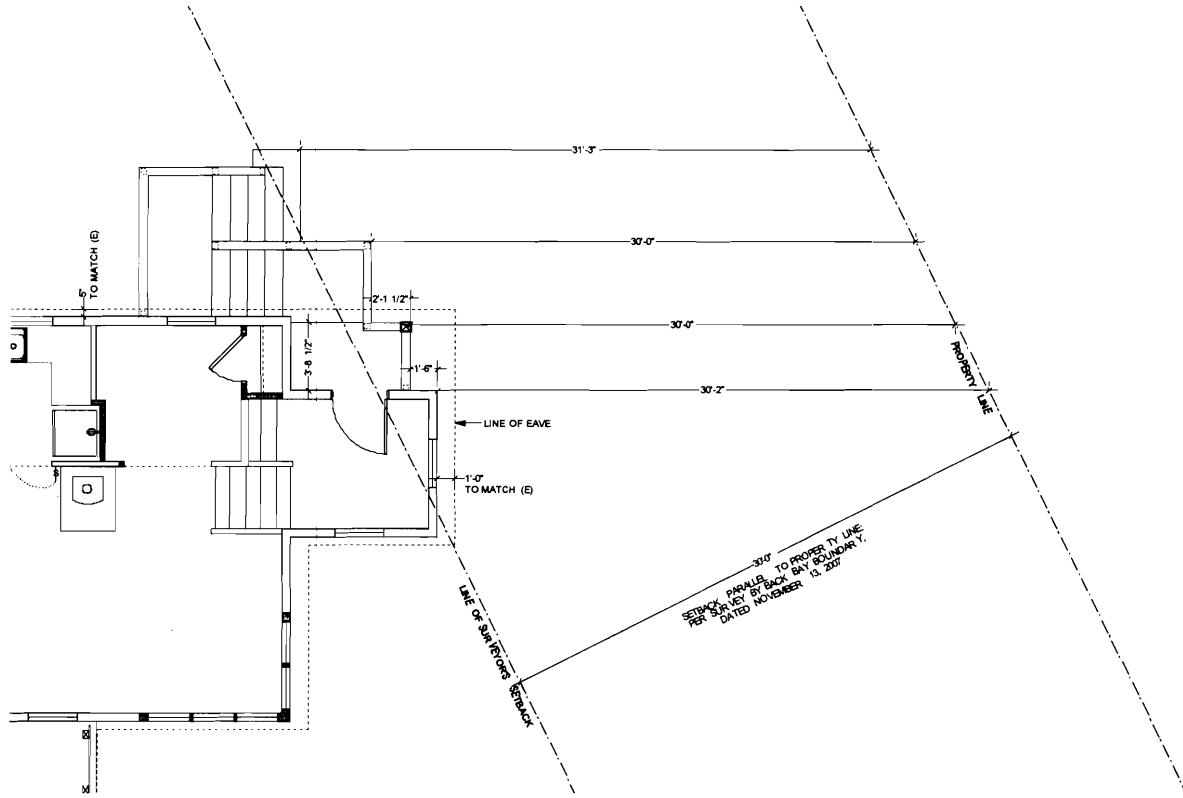
Thanks again,
Diane.

On 11/20/07 5:19 AM, "Ann Machado" <AMACHADO@portlandmaine.gov> wrote:

> Diane-
>
> From what I can see on the sketch, it looks like the setbacks would be
> met. Of course until I get a final plan submitted I can't make a final
> determination.
>
> Thanks, Ann
>
>>>> Diane Martin <dmartin@bdearch.com> 11/19/2007 4:40:14 PM >>>
> Hello Ann,
>
> Here is the sketch we discussed over the phone this morning. Thank you
> for
> taking a look at it. I just want to make sure we are totally on the
> same
> page in understanding what we can build on this site and where we can
> build
> it.
>
> If this meets your approval, we will finalize the revisions to the
> drawings
> and submit them to you for your official review as soon as possible.
>
> We look forward to hearing from you.
>
> Thank you for all your help.
>
> Diane.
>
> Diane Martin
> Architect
> BDE ARCHITECTURE
> 465 California Street, Suite 1200
> San Francisco, CA 94104
>
> Tel: 415.677.0966 Ext. 335
> Fax: 415.677.0964
>
> dmartin@bdearch.com
> www.bdearch.com

>
>

CC: Ed Detmer <edetmer@bdearch.com>, Edward Detmer <edetmer@mac.com>, Megan Howard <mhoward@bdearch.com>



NOV 20 2007

From: Diane Martin <dmartin@bdearch.com>
To: Ann Machado <amachado@portlandmaine.gov>
Date: 11/8/2007 2:11:58 PM
Subject: 12 Onway Avenue, Peak's Island

Hello Ann,

I have attached a sketch of the front porch and stair, as we discussed this morning over the phone.

As you can see the stair landing protrudes into the setback approx. 4.6 square feet, as does the roof eave if we continue the existing eave lines to meet over the porch.

As we discussed, we have pulled the porch in to align with the Northeast corner of the house, on the North wall. We have also pulled the East side of the porch in 1'6" inside the existing East wall entry pop-out, which still allows the front door to sit nicely in the existing entryway and the exterior trim to clear the porch railing.

We are hoping to be allowed this small infringement into the required front setback.

Please do not hesitate to call or e-mail me if you have any questions or need any further clarification.

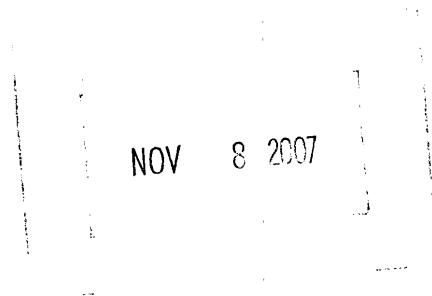
Thank you very much for taking the time to review this.

Have a nice day.
Diane.

Diane Martin
Architect
BDE ARCHITECTURE
465 California Street, Suite 1200
San Francisco, CA 94104

Tel: 415.677.0966 Ext. 335
Fax: 415.677.0964

dmartin@bdearch.com
www.bdearch.com



CC: Ed Detmer <edetmer@bdearch.com>, Edward Detmer <edetmer@mac.com>

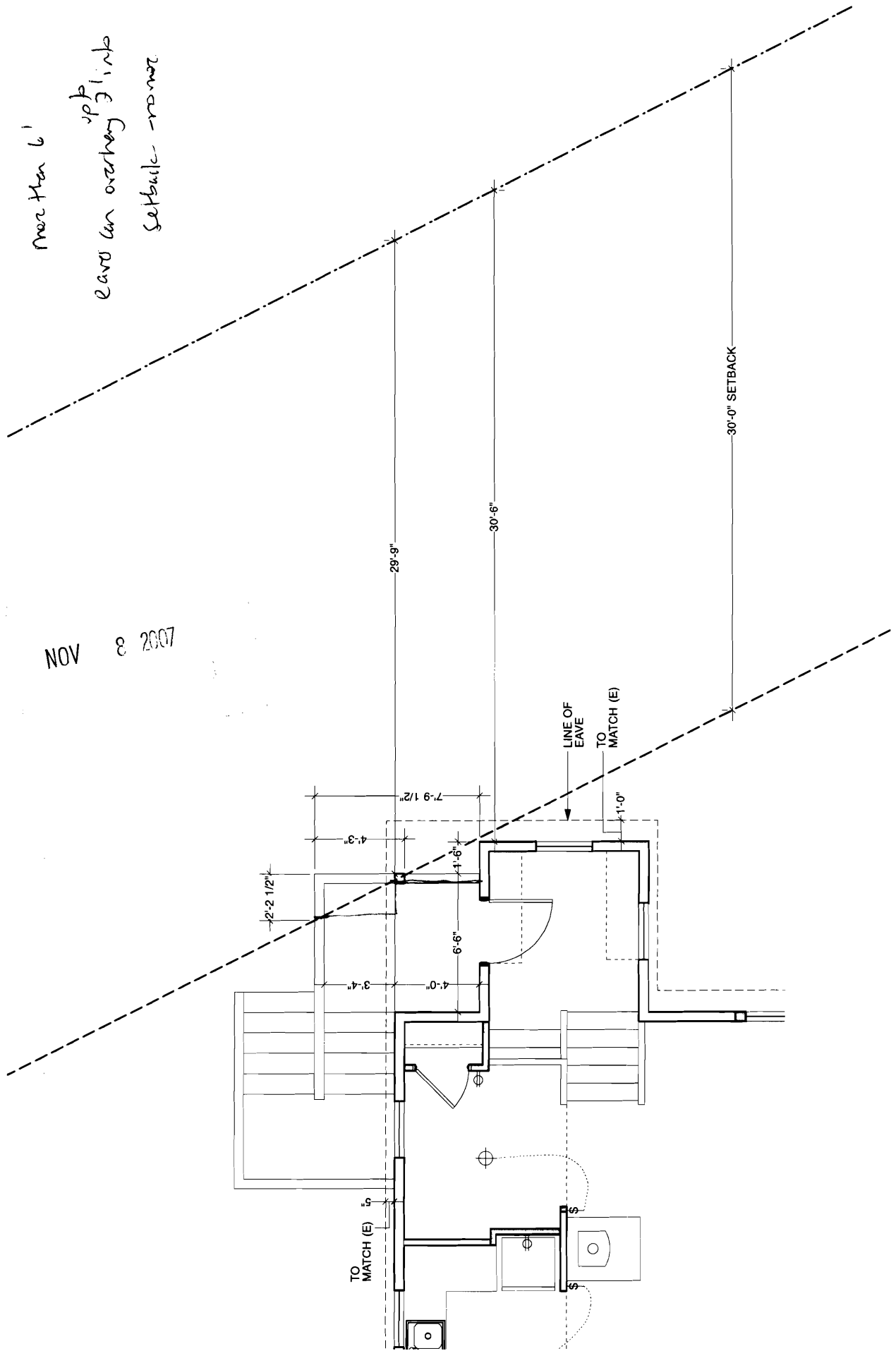
try @ 11:30

NOV 8 2007

Section 14-425 not
work

more than 6'

spk
eaves can overhang 3' into
setback - no more







Staff Review Checklist

One & Two Family	Plan Review	Checklist
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
Structural		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), Section R403.1 & R403.1.4.1)	8 x 16 ✓	
Foundation Drainage, Fabric, Damp Proofing (Section R405 & R406)	Frost wall only. w/ Insulation on 14x23 conc. piers - Decks 48" Below	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A.	
Anchor Bolts/Straps, Spacing (Section R403.1.6)	12" to 48 O.C. 12" from corners	
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	N/A	
Built-Up Wood Center Girder Dimension/Type	N/A	
Sill/Band Joist Type & Dimensions	See plan (varies)	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	Concrete - 14x23 on ground base 2x10 = 16 O.C. - Deck + 2nd floor	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 = 16 O.C.	
Attic or Additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) & R802.4(2))	2x6 Collar ties	

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x12 @ 16 o.c. 7/12 / 3/12 on fyer.		
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2" plywood roof 5/8"	?	
Fastener Schedule (Table R602.3(1) & (2))	IRC 2003		
Private Garage (Section R309) Living Space? (Above or beside) Fire Separation (Section R309.2)	N/A. Shown as STORAGE	Not to be used as Garage. 5/8" on ceiling, + walls.	*
Opening Protection (Section R309.1)	Bedroom window by doors (Temp)	⬠ window E? Temp?	*
Emergency Escape and Rescue Openings (Section R310)	CK for egress size.	*	*
Roof Covering (Chapter 9)	Asphalt.		
Safety Glazing (Section R308)	Door/windows on 2nd floor / STAIRS		
Attic Access (Section R807)			
Chimney Clearances/Fire Blocking (Chap. 10)	N/A		
Header Schedule (Section 502.5(1) & (2))			
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-19 R-38		
Type of Heating System			

<p>Means of Egress (Sec R311 & R312)</p> <p>Basement <i>N/A</i></p> <p>Number of Stairways <i>none on New Add.</i></p> <p>Interior</p> <p>Exit <i>7 1/4 x 10 =</i></p> <p>Treads and Risers (Section R311.5.3)</p> <p>Width (Section R311.5.1) <i>3-0</i></p> <p>Headroom (Section R311.5.2) <i>6-8</i></p> <p>Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) <i>42 34-38</i></p>		
<p>Smoke Detectors (Section R313) Location and Type/Interconnected</p>	<p><i>✓</i></p>	
<p>Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)</p>	<p><i>N/A</i></p>	
<p>Deck Construction (Section R502.2.1)</p>	<p><i>Entry 2x8 16' o.c. 2x12 12" o.c.</i></p>	