

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

## BUILDING INSPECTION

### PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 080593

PERMIT ISSUED

JUN 11 2008

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

has permission to Addendum to Permit #0713 change proposed stairs

AT 12 ONWAY AVE L 085 CC004001

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 closed or services closed-in. 4  
YOUR 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 \_\_\_\_\_  
Department Name

*Thomas M. Mackay* 6/10/08  
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

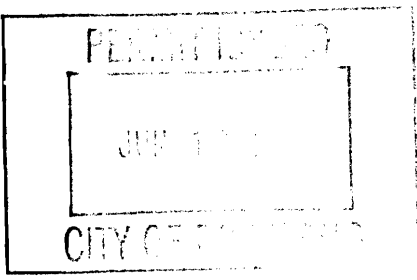
Permit No: 08-0593	Issue Date:	CBL: 085 CC004001
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Location of Construction: 12 ONWAY AVE	Owner Name: DETMER EDWARD G & JILL J D	Owner Address: 18 AVON RD	Phone: 207-766-5919
Business Name:	Contractor Name: Thompson & Johnson Woodworkers	Contractor Address: 115 Island Ave Peaks Island	Phone: 2077665219
Lessee/Buyer's Name	Phone:	Permit Type:	Zone: IR-1

Past Use: Single Family Home	Proposed Use: Single Family Home - Addendum to Permit #071311, change in proposed stairs	Permit Fee:	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: Addendum to Permit #071311, change in proposed stairs		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature: <i>Jm</i> 6/10/08		
		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: 05/28/2008	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input checked="" type="checkbox"/> Shoreland <i>edge of 250'</i> <i>Setback per to</i> <input type="checkbox"/> Wetland <i>edge of property</i> <i>house outside</i> <input type="checkbox"/> Flood Zone <i>fit.</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>6/9/08</i> <i>ABM</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 Date:	<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: <i>ABM</i>
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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

ADDENDUM TO PERMIT # 071311



## 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/Area <u>114 SF</u>		Square Footage of Lot <u>1178 SF</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>85          CC          4-5</u>	Applicant * <b>must be owner, Lessee or Buyer*</b> Name <u>ED DETMER</u> Address <u>18 AVON RD</u> City, State & Zip <u>KENSINGTON, CA. 94707</u>	Telephone: _____
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>4,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SF</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SF</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>ADDENDUM: DECK STAIRS # 071311</u>		
Contractor's name: <u>THOMPSON JOHNSON WOODWORKS</u> Address: <u>115 ISLAND AVE</u> City, State & Zip <u>PEAKS ISLAND, ME. 04108</u> Telephone: <u>207-766-5919</u> Who should we contact when the permit is ready: <u>RACHEL CONLY</u> Telephone: <u>SAME</u> Mailing address: _____ (Hurvey) <u>232-5833 (cell)</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: Paul D. Dely Date: 5-22-08

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

**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.**

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

  X   **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

*Thomas A. Manley*

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

\_\_\_\_\_  
Date

*6/10/08*

\_\_\_\_\_  
Date

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

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

<b>Permit No:</b> 08-0593	<b>Date Applied For:</b> 05/28/2008	<b>CBL:</b> 085 CC004001
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<b>Location of Construction:</b> 12 ONWAY AVE	<b>Owner Name:</b> DETMER EDWARD G & JILL J D	<b>Owner Address:</b> 18 AVON RD	<b>Phone:</b> 207-766-5919
<b>Business Name:</b>	<b>Contractor Name:</b> Thompson & Johnson Woodworkers	<b>Contractor Address:</b> 115 Island Ave Peaks Island	<b>Phone</b> (207) 766-5219
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b>	

<b>Proposed Use:</b> Single Family Home - Addendum to Permit #071311, change in proposed stairs	<b>Proposed Project Description:</b> Addendum to Permit #071311, change in proposed stairs
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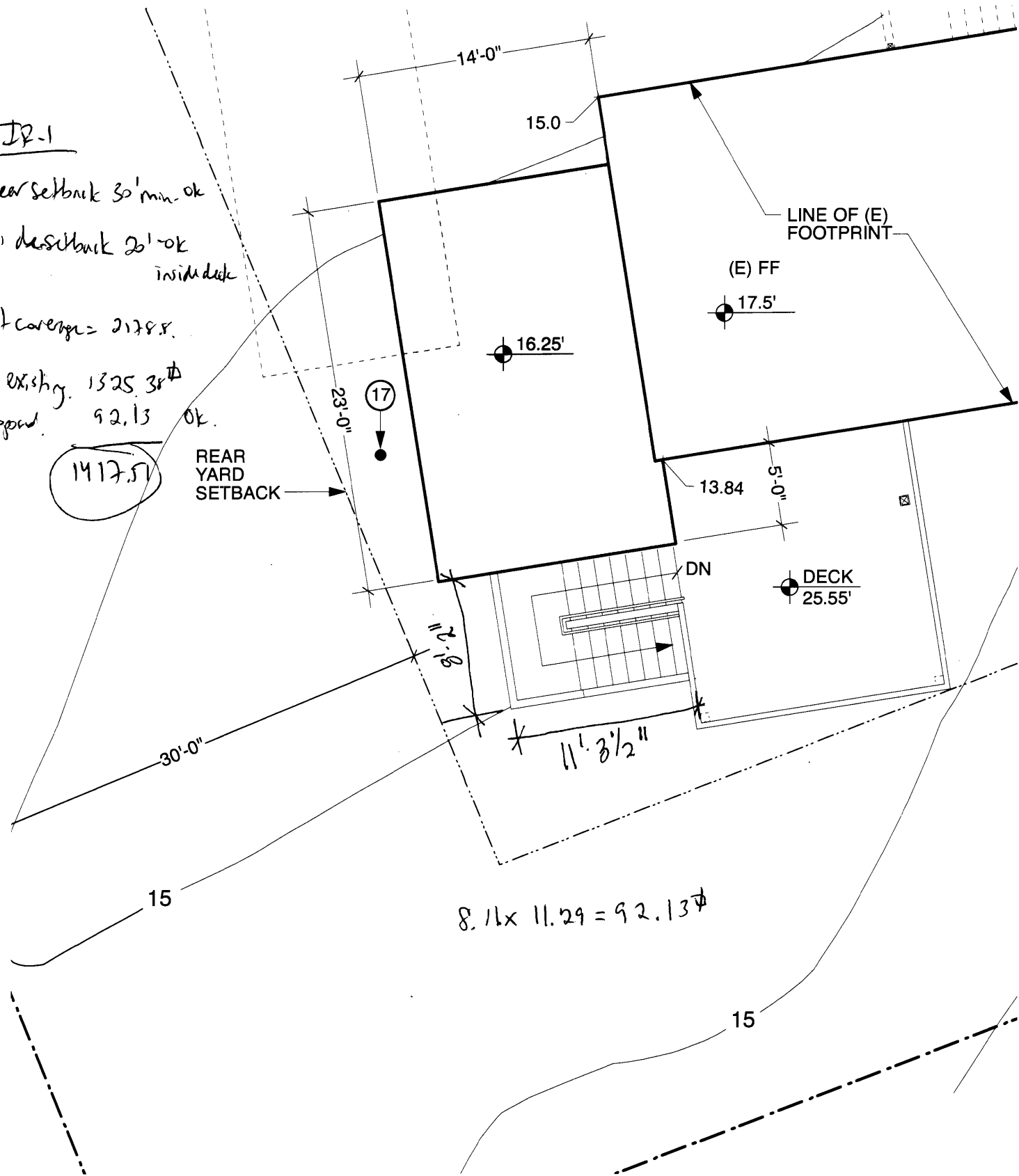
<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 06/09/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.</li> <li>2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</li> <li>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			

<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 06/10/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> <li>1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</li> </ol>			

IP-1  
 Rear setback 30' min. ok  
 Side setback 20' ok  
 inside deck  
 lot coverage = 2178.8.  
 existing 1325.3r $\phi$   
 proposed 92.13 ok.

1417.51

REAR  
YARD  
SETBACK



**JILL'S CLAMSHACK**

PROJ #: 0777

**PORTLAND, MAINE**



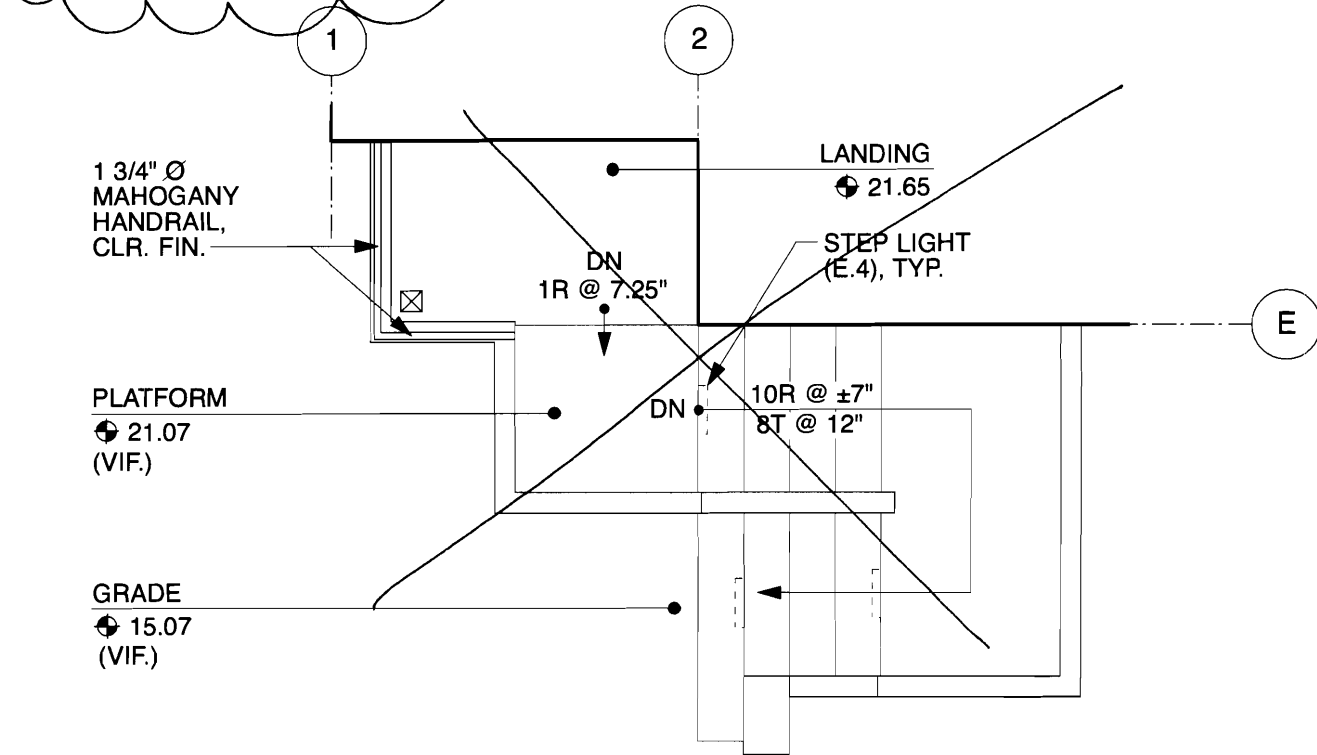
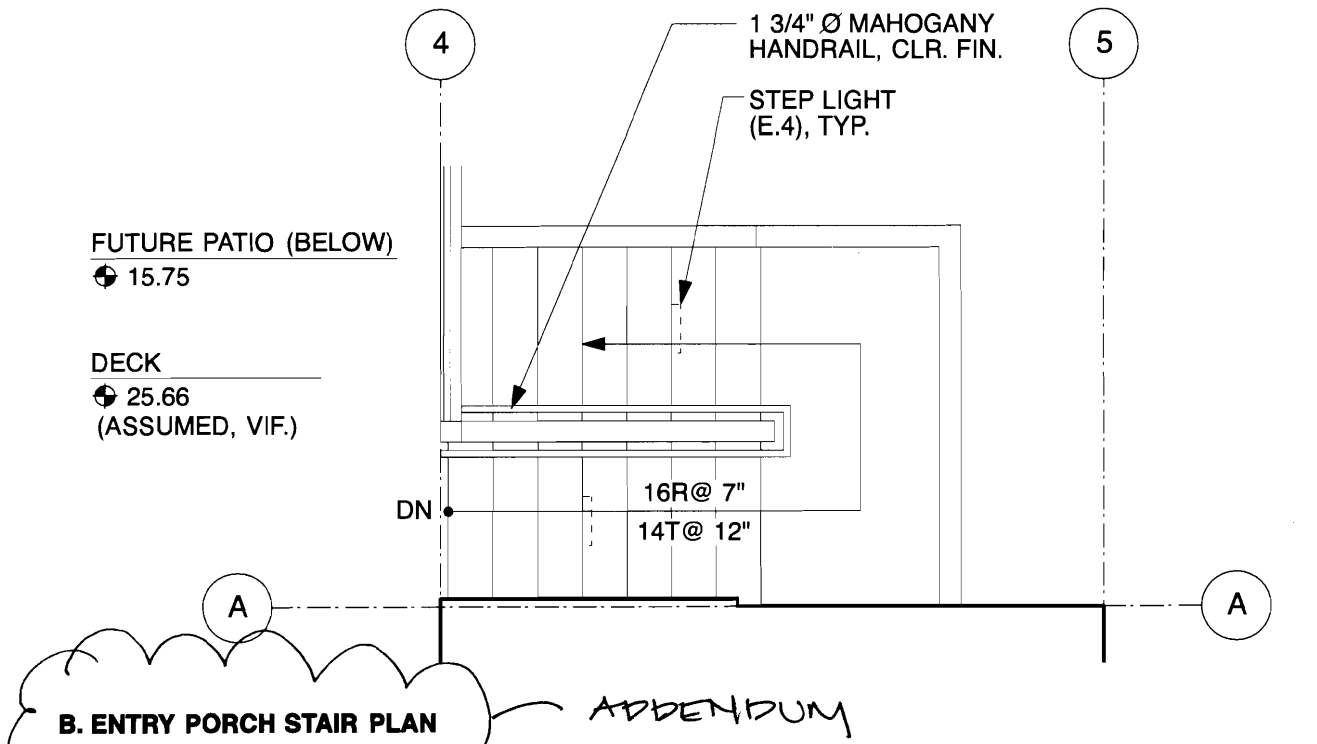
DATE: 05.21.08  
 SCALE: 1/4" = 1'-0"  
 CD REF: A1.3  
 CA REF:

REVISION  
 ---  
 ---  
 BY: MH

TITLE: APPENDUM:  
 PROPOSED STAIRS  
 REVISED PARTIAL  
 SITE PLAN

SHEET:

SK  
**10.1**



**JILL'S CLAMSHACK** | PROJ #: 0777 | **PORTLAND, MAINE**

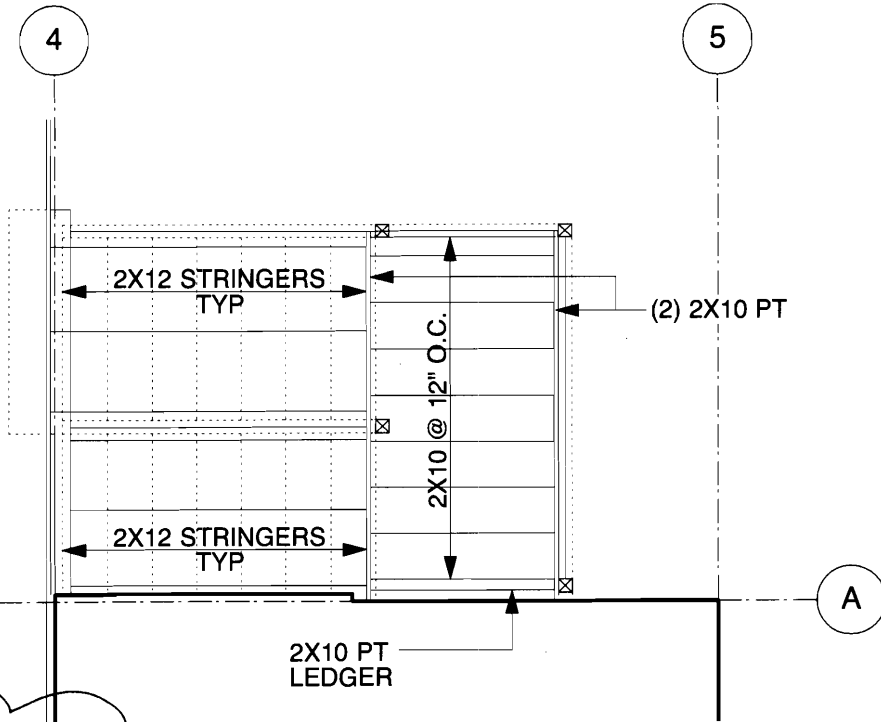


DATE:	04.30.08	REVISION	---
SCALE:	1/4=1'-0"		---
CD REF:			---
CA REF:			---
	BY: MH		

TITLE: *APPENDUM:*  
*PROPOSED STAIRS*

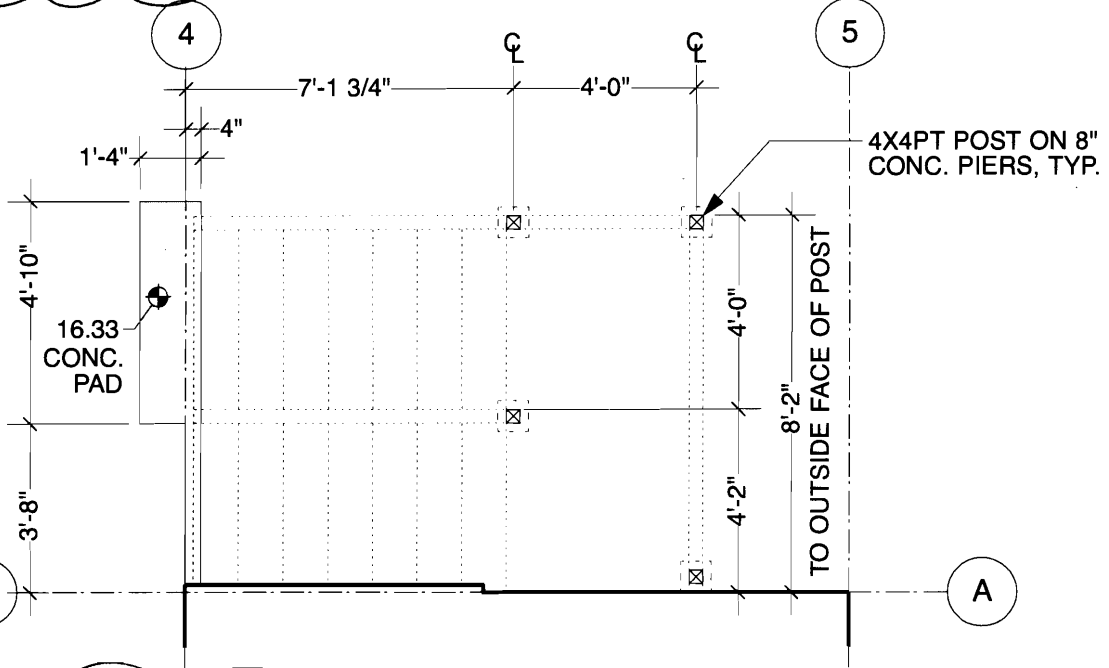
STAIR PLANS

SHEET:  
**SK**  
**7.4**



**B. DECK STAIR: FRAMING PLAN**

APPENDUM



**A. DECK STAIR: FOUNDATION AND PIER PLAN**

APPENDUM



DATE:	04.30.08	REVISION	
SCALE:	1/4"=1'-0"		
CD REF:			
CA REF:		BY: MH	

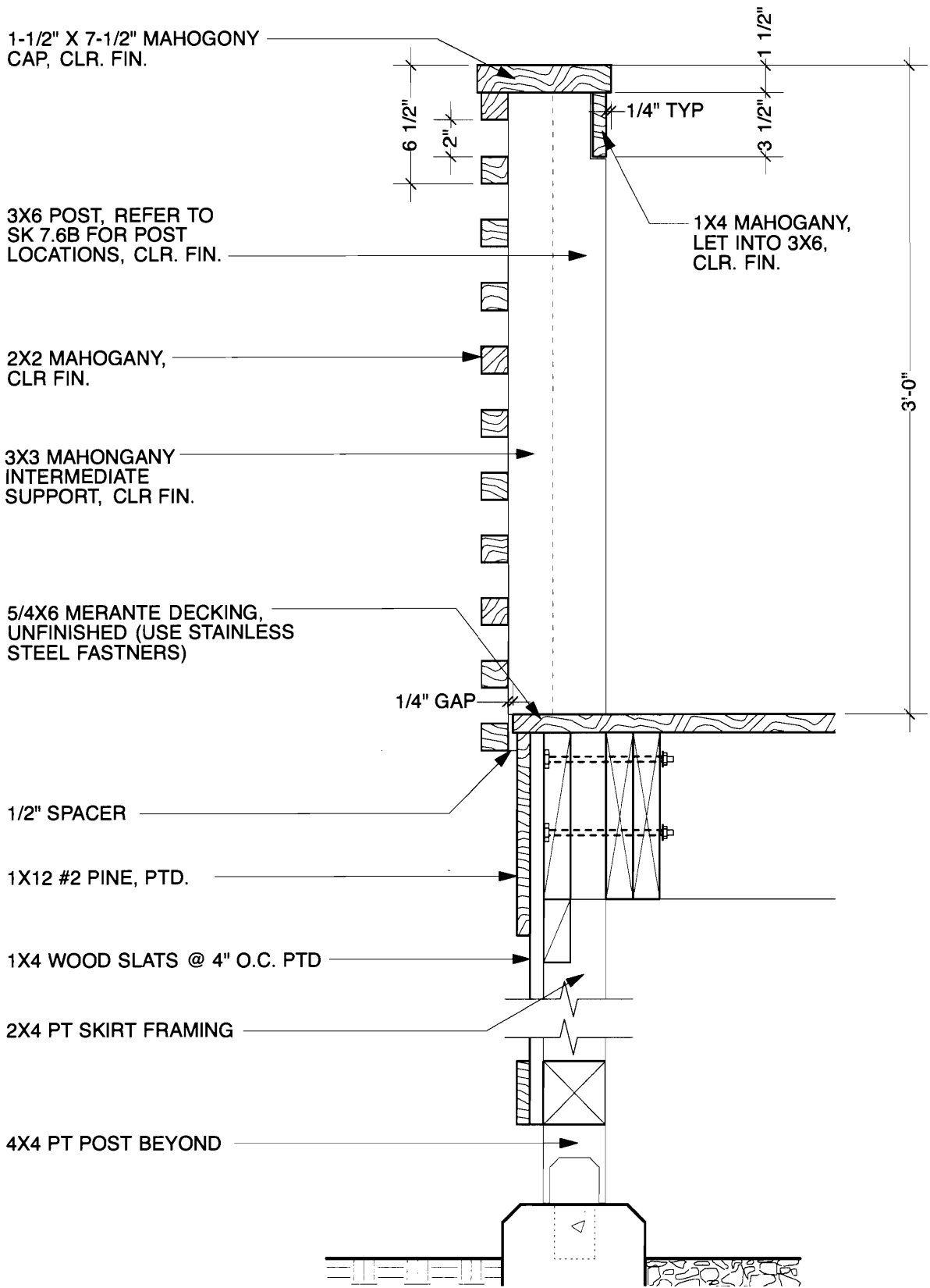
TITLE: APPENDUM:  
PROPOSED STAIRS.

DECK STAIR PLANS

SHEET:

SK  
7.6





JILL'S CLAMSHACK

PROJ #: 0777

PORTLAND, MAINE



DATE: 04.30.08  
 SCALE: 1-1/2"=1'-0"  
 CD REF:  
 CA REF:

REVISION  
 ---  
 ---  
 BY: MH

TITLE: *APPENDUM:  
 PROPOSED STAIRS*  
 SECTION OF RAILING AT  
 DECK LANDING

SHEET:

SK  
**7.10**

RAILING BEYOND

1-1/2" X 7-1/2" MAHOGONY  
CAP, CLR. FIN.

1 3/4" Ø MAHOGANY  
HANDRAIL, CLR. FIN.

NOT < 1.5"

3X6 POST, REFER TO  
SK 7.5B FOR POST  
LOCATIONS, CLR. FIN.

2X2 MAHOGANY,  
CLR FIN.

3X3 MAHONGANY  
INTERMEDIATE  
SUPPORT, CLR FIN.

CURB BEYOND

5/4X6 MERANTE DECKING,  
UNFINISHED (USE STAINLESS  
STEEL FASTNERS)

1X12 #2 PINE, PTD.

2X12 STRINGER

1X4 WOOD SLATS @ 4" O.C. PTD

2X4 PT FRAMING

HANDRAIL  
HEIGHT  
NOT < 34"  
NOT > 38"

GUARDRAIL HEIGHT  
NOT < 36"

JILL'S CLAMSHACK

PROJ #: 0777

PORTLAND, MAINE



DATE: 04.30.08

SCALE: 1-1/2=1'-0"

CD REF:

CA REF:

REVISION

BY: MH

TITLE: ADDENDUM:  
PROPOSED STAIRS

SECTION OF RAILING AT  
ENTRY PORCH STAIR

SHEET:

SK  
7.9