

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

Permit No: 04-0200	Issue Date: MAR 05 2004	BL: 085 G016001
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Location of Construction: 48 Spruce Ave	Owner Name: Weiskamp Keith Trustees	Owner Address: 48 Spruce Ave	Phone:
Business Name:	Contractor Name: Thompson & Johnson Woodworkers	Contractor Address: 344 Seashore Ave Peaks Island	Phone: 2077665219
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings	Zone: I.R.-2

Past Use: single family	Proposed Use: single family - interior alterations	Permit Fee: \$1,011.00	Cost of Work: \$110,000.00	CEO District: 1
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FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB BOCA 1999
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>

Proposed Project Description:
interior renovations

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: trm	Date Applied For: 03/05/2004	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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 <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: _____	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 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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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

5/6/04 plumbing, electrical & framing okay - 40-
pressure test done

6/7/04 pour h - rebar into base for footing 3" -
okay to pour - setbacks okay

Town or Plantation	Peaks Island
Street Subdivision Lot #	48 Spruce St
Last:	Weiskamp First:
Applicant Name:	JOHN HARTFORD
Mailing Address of Owner/Applicant (If Different)	454 OLEAN ST 50. PORTLAND, ME
Owner/Applicant Statement I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.	
Signature of Owner/Applicant	Date 4/23/04

PORTLAND Date Permit Issued:	4/23/04	6865	TOWN COPY	<input type="checkbox"/> Double Fee Charged
Local Plumbing Inspector Signature	Joe Reel	L.P.I. #	02,26	

Caution: Inspection Required
I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature _____ Date Approved _____

This Application is for	Type of Structure To Be Served:	Plumbing To Be Installed By:
1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # 192754

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2	Number	Column 1
		Type of Fixture		Type of Fixture
HOO-K-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOO-K-UP: to an existing subsurface wastewater disposal system.		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain	0, 1	Shower (Separate)
		Urinal		Sink
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Drinking Fountain	0, 2	Wash Basin
		Indirect Waste	0, 1	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
OR TRANSFER FEE (\$8.00)		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2	0, 4	
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE				0, 0

OK # 6635

30 12 / 40

30

ELECTRICAL PERMIT

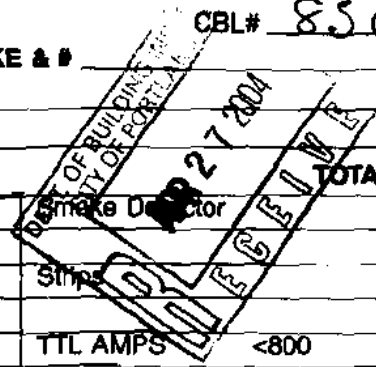
City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 4.27.04
 Permit # 2004-4377
 CBL# 85616

LOCATION: 48 Spruce Peaks Island METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER _____
 TENANT Wieskamp PHONE # _____



					TOTAL	EACH FEE		
OUTLETS	<u>30</u>	Receptacles	<u>15</u>	Switches	<u>5</u>	Smoke Detector	.20	<u>10-</u>
FIXTURES	<u>10</u>	Incandescent		Fluorescent		Strip	.20	<u>2-</u>
SERVICES	<u>1</u>	Overhead		Underground		TTL AMPS <800	15.00	<u>15-</u>
		Overhead		Underground		>800	25.00	
Temporary Service		Overhead		Underground		TTL AMPS	25.00	
							25.00	
METERS	<u>1</u>	(number of)					1.00	<u>1-</u>
MOTORS		(number of)					2.00	
RESID/COM		Electric units					1.00	
HEATING		oil/gas units	Interior			Exterior	5.00	
			Wall Ovens			2.00		
APPLIANCES		Ranges		Cook Tops		Fans	2.00	
		Insta-Hot		Water heaters		Dishwasher	2.00	<u>2-</u>
	<u>1</u>	Dryers		Disposals		Washing Machine	2.00	<u>2-</u>
		Compactors		Spa			2.00	
		Others (denote)					2.00	
MISC. (number of)		Air Cond/win					3.00	
		Air Cond/cent				Pools	10.00	
		HVAC		EMS		Thermostat	5.00	
		Signs					10.00	
		Alarms/res					5.00	
		Alarms/com					15.00	
		Heavy Duty(CRKT)					2.00	
		Circus/Carnv					25.00	
		Alterations					5.00	
		Fire Repairs					15.00	
		E Lights					1.00	
		E Generators					20.00	
PANELS		Service		Remote		Main	4.00	
TRANSFORMER		0-25 Kva					5.00	
		25-200 Kva					8.00	
		Over 200 Kva					10.00	
					TOTAL AMOUNT DUE			
					MINIMUM FEE/COMMERCIAL 45.00	MINIMUM FEE 35.00		<u>35-</u>

CONTRACTORS NAME Superior Elect. MASTER LIC. # MC 60018033
 ADDRESS PO Box 357 Limington ME 04249 LIMITED LIC. # _____
 TELEPHONE 637-3440

SIGNATURE OF CONTRACTOR [Signature] OK # 13234

ELECTRICAL PERMIT

City of Portland, Me.



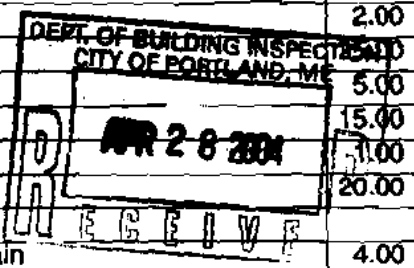
To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 4/28/04
 Permit # 2004-4379
 CBL# 062-B-18

LOCATION: 49 WARD ST METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER ISABELLA SANTI'S
 TENANT _____ PHONE # _____

Permit # 040360

				TOTAL EACH FEE
OUTLETS	Receptacles	Switches	Smoke Detector	.20
FIXTURES	Incandescent	Fluorescent	Strips	.20
SERVICES	Overhead	Underground	TTL AMPS <800	15.00
	Overhead	Underground	>800	25.00
Temporary Service	Overhead	Underground	TTL AMPS	25.00
				25.00
METERS	(number of)			1.00
MOTORS	(number of)			2.00
RESID/COM	Electric units			1.00
HEATING	oil/gas units	Interior	Exterior	5.00
APPLIANCES	Ranges	Cook Tops	Wall Ovens	2.00
	Insta-Hot	Water heaters	Fans	2.00
	Dryers	Disposals	Dishwasher	2.00
	Compactors	Spa	Washing Machine	2.00
	Others (denote)			2.00
	MISC. (number of)	Air Cond/win		
	Air Cond/cent		Pools	10.00
	HVAC	EMS	Thermostat	5.00
	Signs			10.00
	Alarms/res			5.00
	Alarms/com			15.00
	Heavy Duty(CRKT)			2.00
	Circus/Carnv			5.00
	Alterations			15.00
	Fire Repairs			1.00
	E Lights			20.00
	E Generators			
PANELS	Service	Remote	Main	4.00
	TRANSFORMER	0-25 Kva		5.00
	25-200 Kva			8.00
	Over 200 Kva			10.00
TOTAL AMOUNT DUE				
MINIMUM FEE/COMMERCIAL 45.00				35.00
				35.00



CONTRACTORS NAME Don Cagnon's Electric MASTER LIC. # 1560011247
 ADDRESS 23 Thatcher Brook Lane LIMITED LIC. # _____
 TELEPHONE 283-0008

SIGNATURE OF CONTRACTOR David O. Kato



CITY OF PORTLAND, MAINE

Department of Building Inspections

March 5 2004

Name Arthur Dampas

Address of Work 48 Sprucelane PI

Order Consumption \$ _____

Permit Fee \$ 713.00

Plumbing (15) Electrical (12) See Plan (17)

Permit No. 015 6016

Check # 3012 Total Collected \$ 713.00

THIS IS NOT A PERMIT

This receipt is to be returned until PERMIT CARD is actually posted. Payment in full is required. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

NOTE: Applicant's Copy
City Office Copy
Permit Copy

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING INSPECTION

Permit Number: 040200

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Weiskamp Keith Trustees/Thompson & Johnson Woodwork
has permission to interior renovations
AT 48 Spruce Ave 085 G016001

provided that the person or persons in firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the 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 procedure is complete this building or part thereof shall be closed or otherwise closed-in. 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. PERMIT ISSUED
Health Dept.
Appeal Board MAR 05 2004
Other
Department Name
CITY OF PORTLAND

[Signature]
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 initialzing 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.**

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

Walter Thompson 3/5/04
Signature of Applicant/Designee Date
 3/5/04
Signature of Inspections Official Date

CBL: 85-9-16 Building Permit #: 04-0200

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.

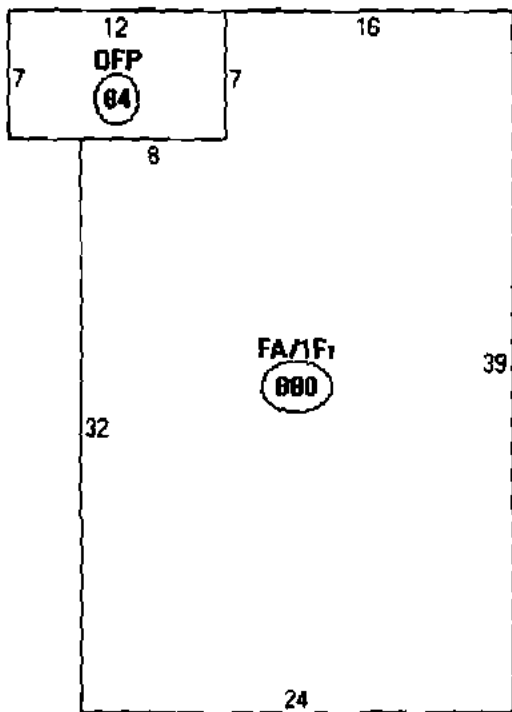
Location/Address of Construction: <u>48 Spruce Ave Peaks Island</u>		
Total Square Footage of Proposed Structure <u>1364</u>	Square Footage of Lot <u>.056 acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>85</u> Block# <u>6</u> Lot# <u>16</u>	Owner: <u>Keith Weiskamp</u>	Telephone: <u>766-5919</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>766-5919</u> <u>Thompson Johnson Woodworks</u> <u>115 Island Ave Peaks</u>	Cost Of Work: \$ <u>87,500</u> Fee: \$
Current use: <u>Single family Residence</u> <u>04108</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: <u>Renovation</u>		
Contractor's name, address & telephone: <u>Thompson Johnson Woodworks 766-5919</u>		
Who should we contact when the permit is ready: <u>Harvey Johnson</u>		
Mailing address: <u>115 Island Ave Peaks Island ME 04108</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>766-5919</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>[Signature]</u>	Date: <u>3/5/04</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall**



Descriptor/Area

A: FA/1Fr
660 sqft

B: OFP
84 sqft

IR-2
Lot size - 2420 SF
20%

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 085 0016001
 Location 48 SPRUCE AVE
 Land Use SINGLE FAMILY

Owner Address WEISKAMP KEITH TRUSTEES RUTH ETTA GREIF QUALIFIED
 48 SPRUCE AVE
 PEAKS ISLAND ME 04108

Book/Page 19755/126
 Legal 85-6-11
 SPRUCE AVE
 PEAKS ISLAND
 2420 SF

Valuation Information

Land	Building	Total
\$19,430	\$64,260	\$83,690

Property Information

Year Built 1900	Style Old Style	Story Height 1	Sq. Ft. 1364	Total Acres 0.056
Bedrooms 3	Full Baths 1	Half Baths	Total Rooms 5	Attic Full Fin./wh
				Basement Pier/slab

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
07/01/2003	LAND + BLDING	\$248,000	19755-126
04/01/2002	LAND + BLDING	\$167,500	17494-93
06/04/2001	LAND + BLDING		16374-330
12/06/2000	LAND + BLDING		15686-120
10/15/1999	LAND + BLDING	\$127,500	15110-094

Picture and Sketch

Picture Sketch

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.





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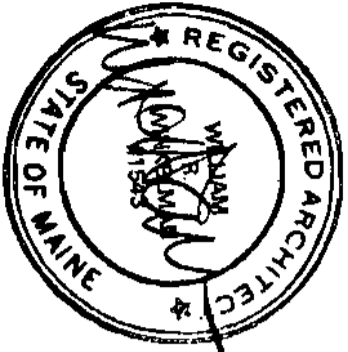
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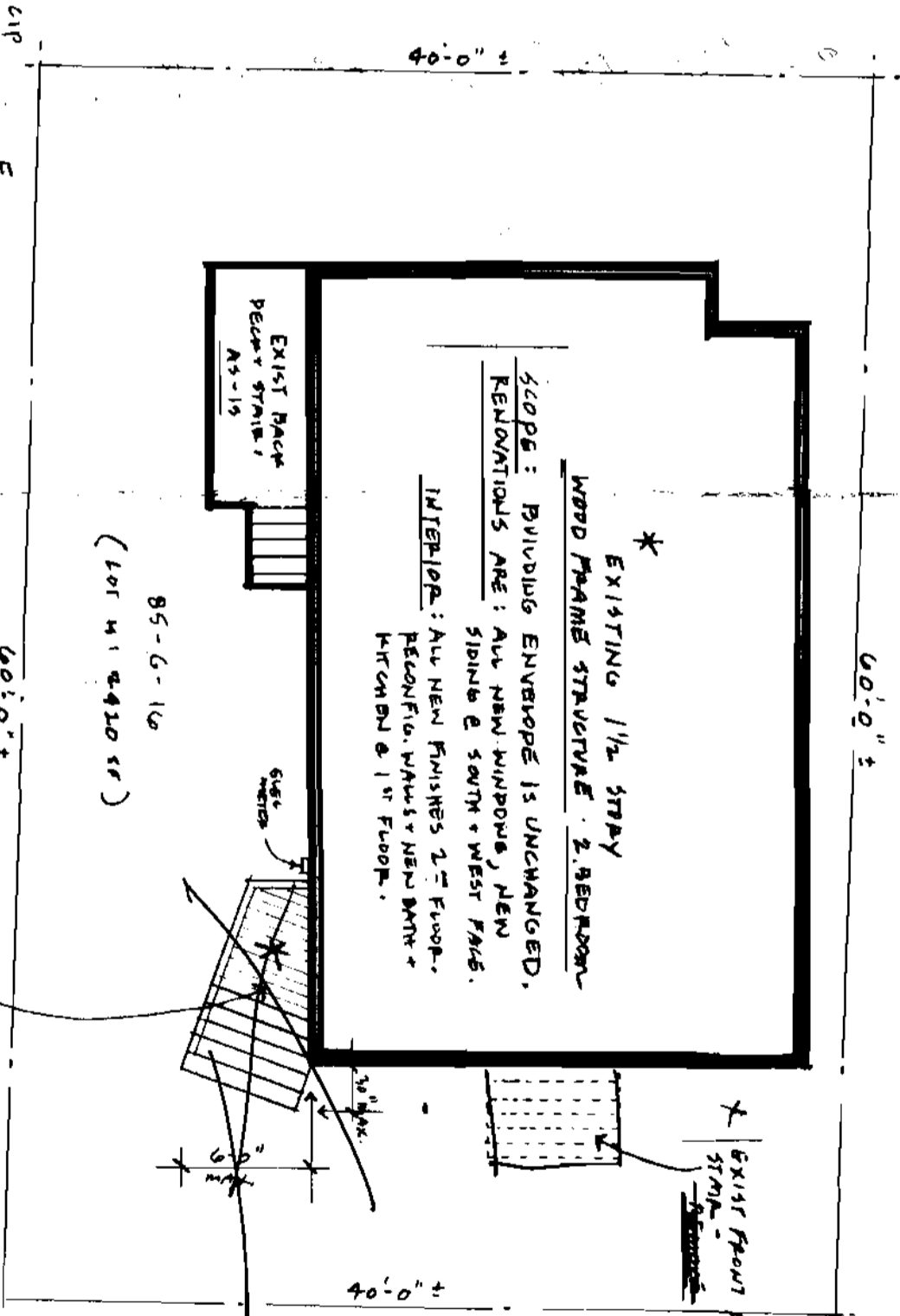
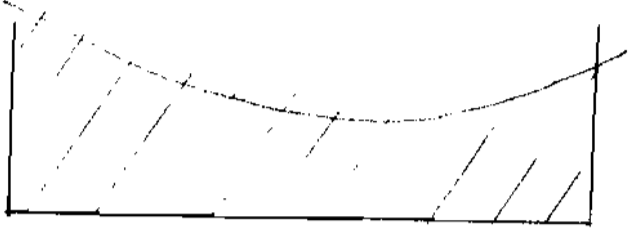
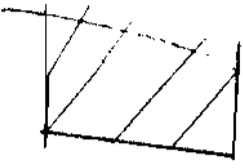
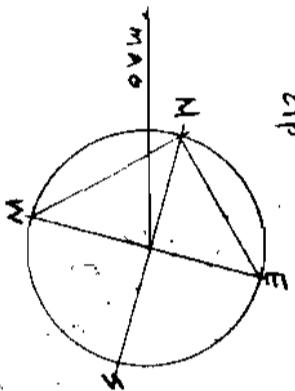
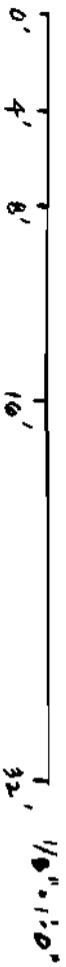
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WEISKAMP ROAD 40 SPRUCE AVENUE, PEAKS ISLAND, ME. - DATE: 9.5.04



EXISTING 1 1/2 STORY WOOD FRAME STRUCTURE - 2 BEDROOM

SCOPE: BUILDING ENVELOPE IS UNCHANGED. RENOVATIONS ARE: ALL NEW WINDOWS, NEW SIDING @ SOUTH & WEST FACES.

INTERIOR: ALL NEW FINISHES 2ND FLOOR. RECONFIG. WALLS & NEW BATH + KITCHEN @ 1ST FLOOR.

85'-6-1/2" (LOT W: 85.10 SF)

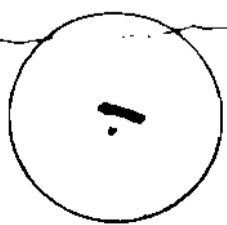
UTILITIES: PUBLIC SEWER, PUBLIC WATER, EMP. OVERSEEN

GRADING: UNCHANGED

ZONE: JR-2

* ~~Prepared High Speed Survey Notes~~
 * ~~1/2" scale plan, 1/4" scale sections~~
 * ~~Drawn: see sheets etc.~~

SITE PLAN

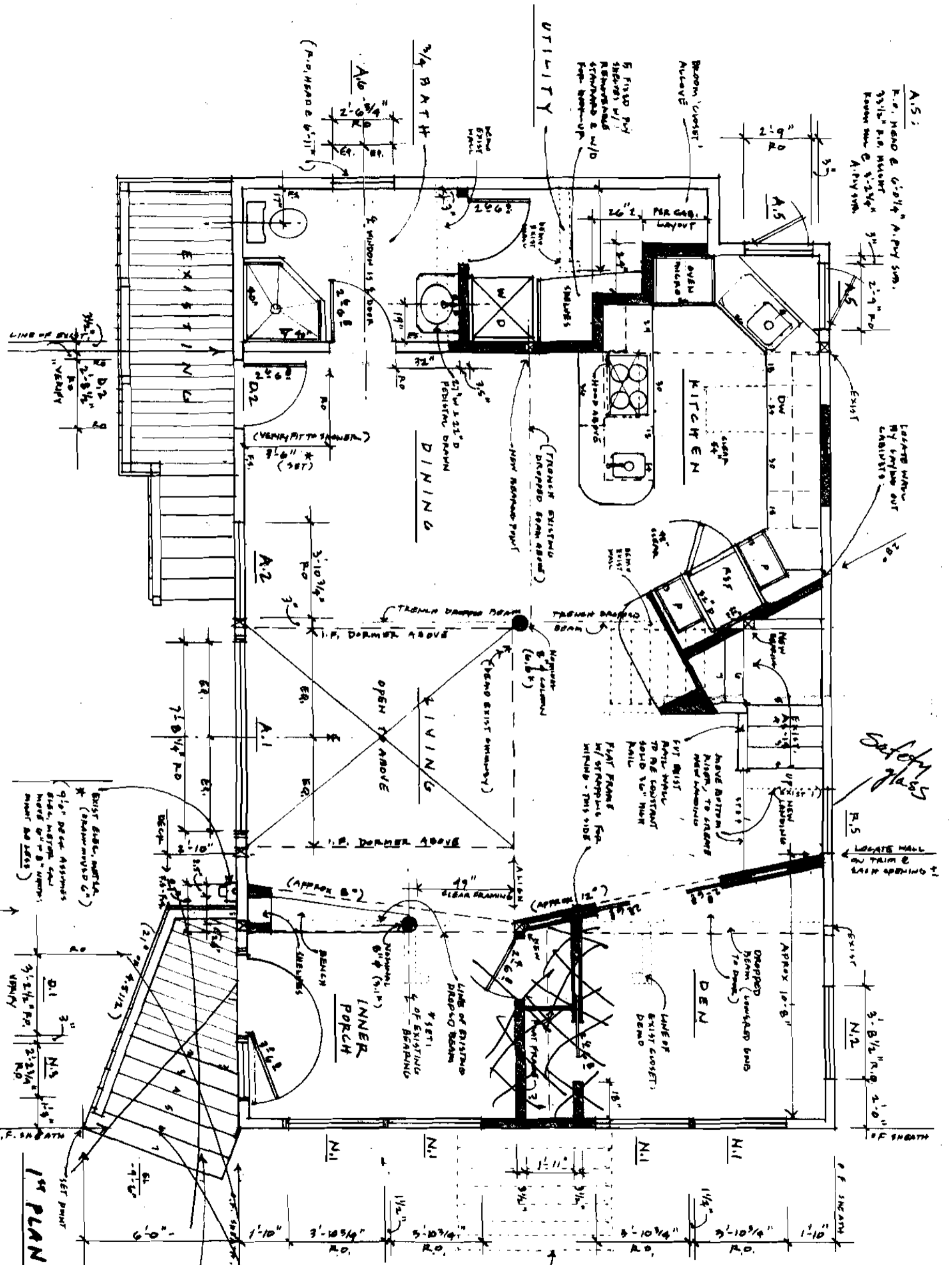


WHITTEN ARCHITECTS 207. 774. 0111 x102

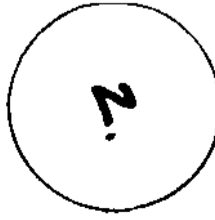
10' allowed

S P R I N G A V E N U E

WEISKAMP RESNO 40 SPRUCE AVE, PEAKS ISLAND, ME. - DATE: 3.5.04



1st PLAN



WRITTEN RESENTMENTS 1207.774.0111 X/02

NOT Allowed

LEGEND:

	EXISTING WALL
	NEW WALL (TYPE 2 & 4 SPACES @ 16" OC w/ 1/2" GIRD)
	EXISTING WALL TO BE REMO'D

Safety glasses

LOCATE WALL @ 2" FROM TRAIL & 2" FROM SPOILING

APPROX 10'-8"

APPROX 12'-0"

APPROX 10'-8"

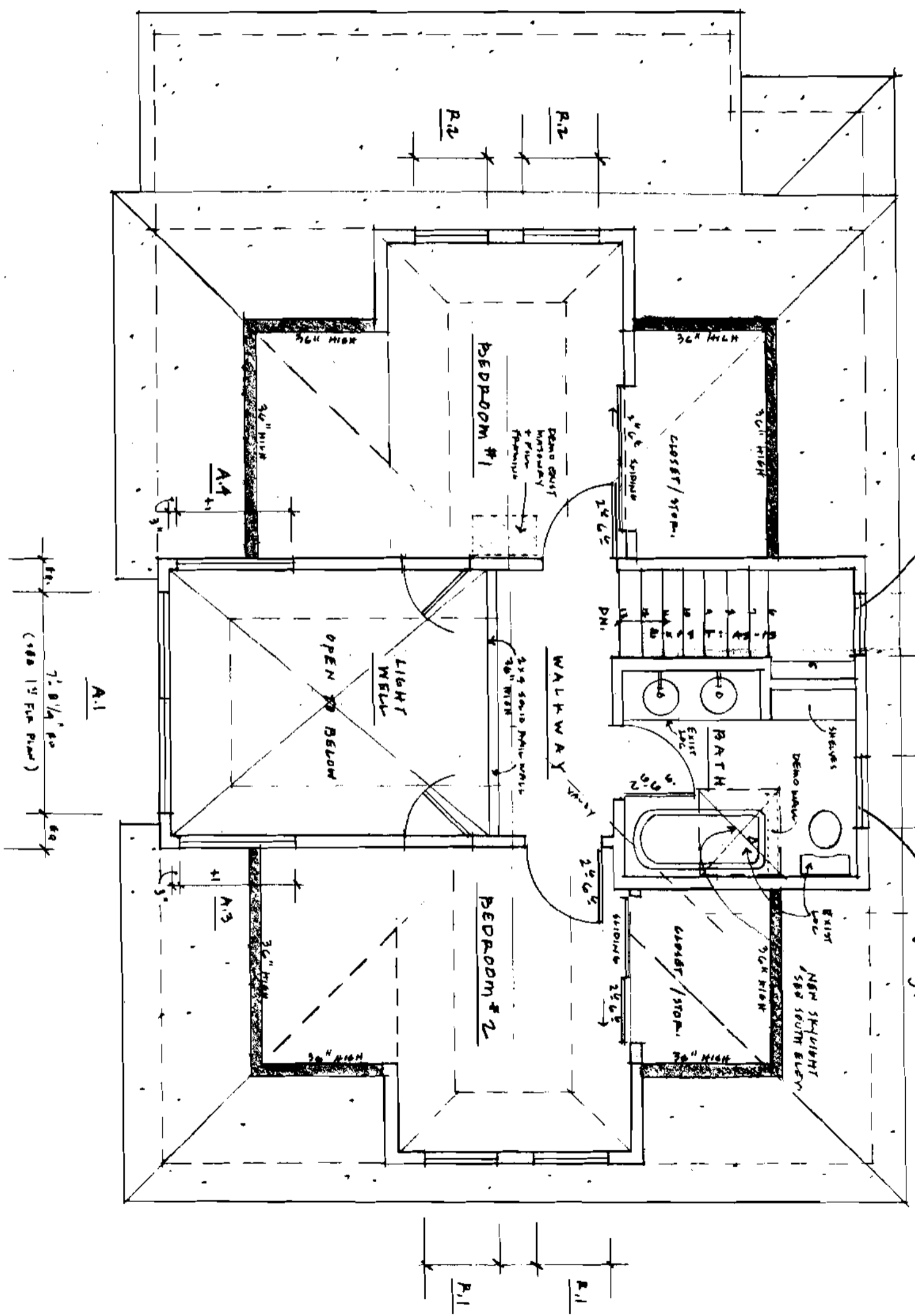
APPROX 12'-0"

APPROX 10'-8"

APPROX 12'-0"

WEICKAMP RESNO 40 SPRUCE AVE, PEAKS ISLAND, ME. - DATE: 3.5.04

WRITTEN AGREEMENTS: 207. 774. 0111 x/02

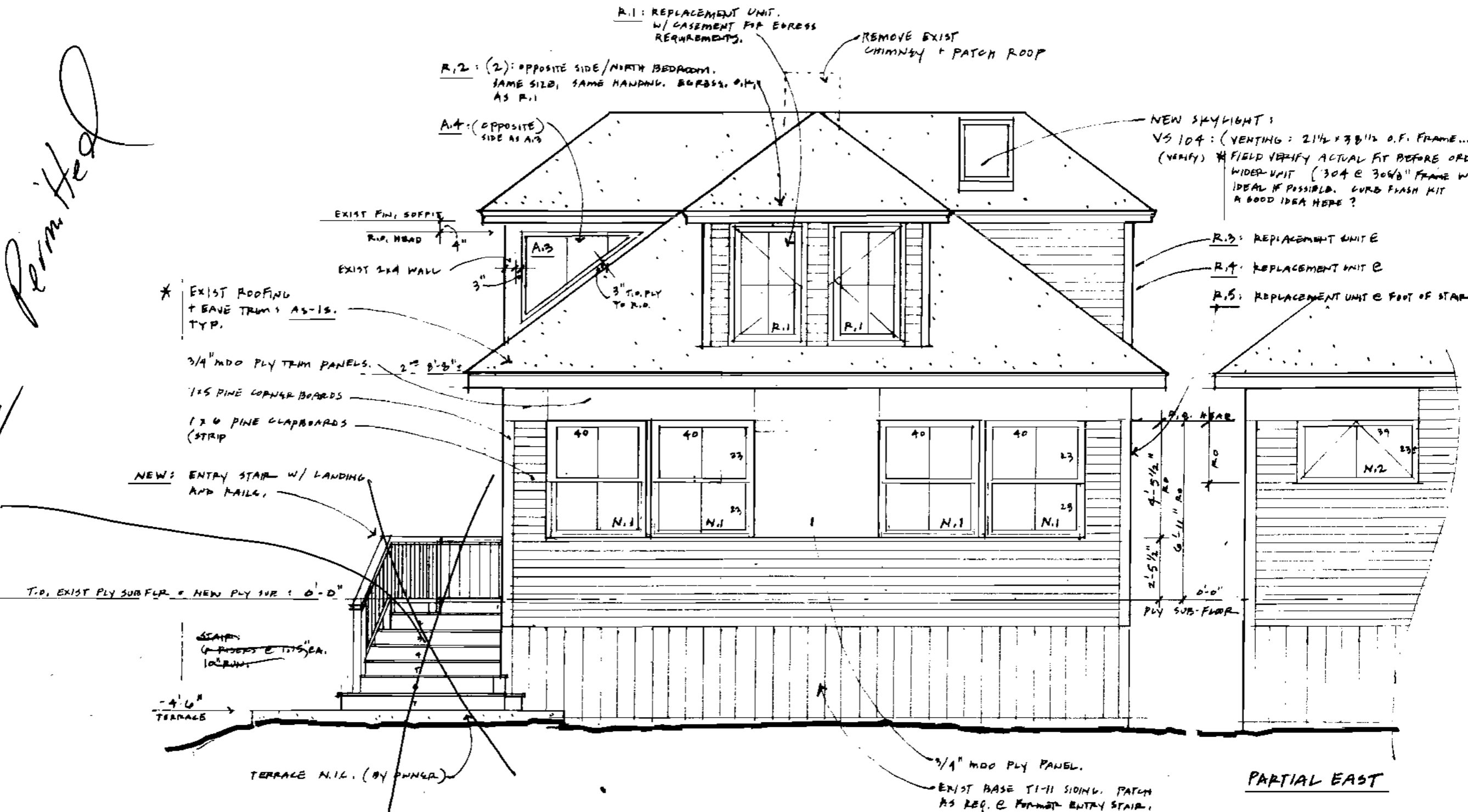


Copy of 1st floor

*Set of 1/2" of floor
gives 1.0 sq ft
within 3' of edge*

2nd PLAN 3.

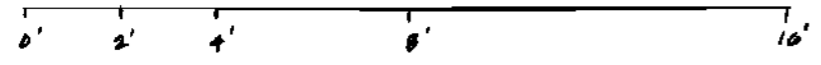
NOT Permitted

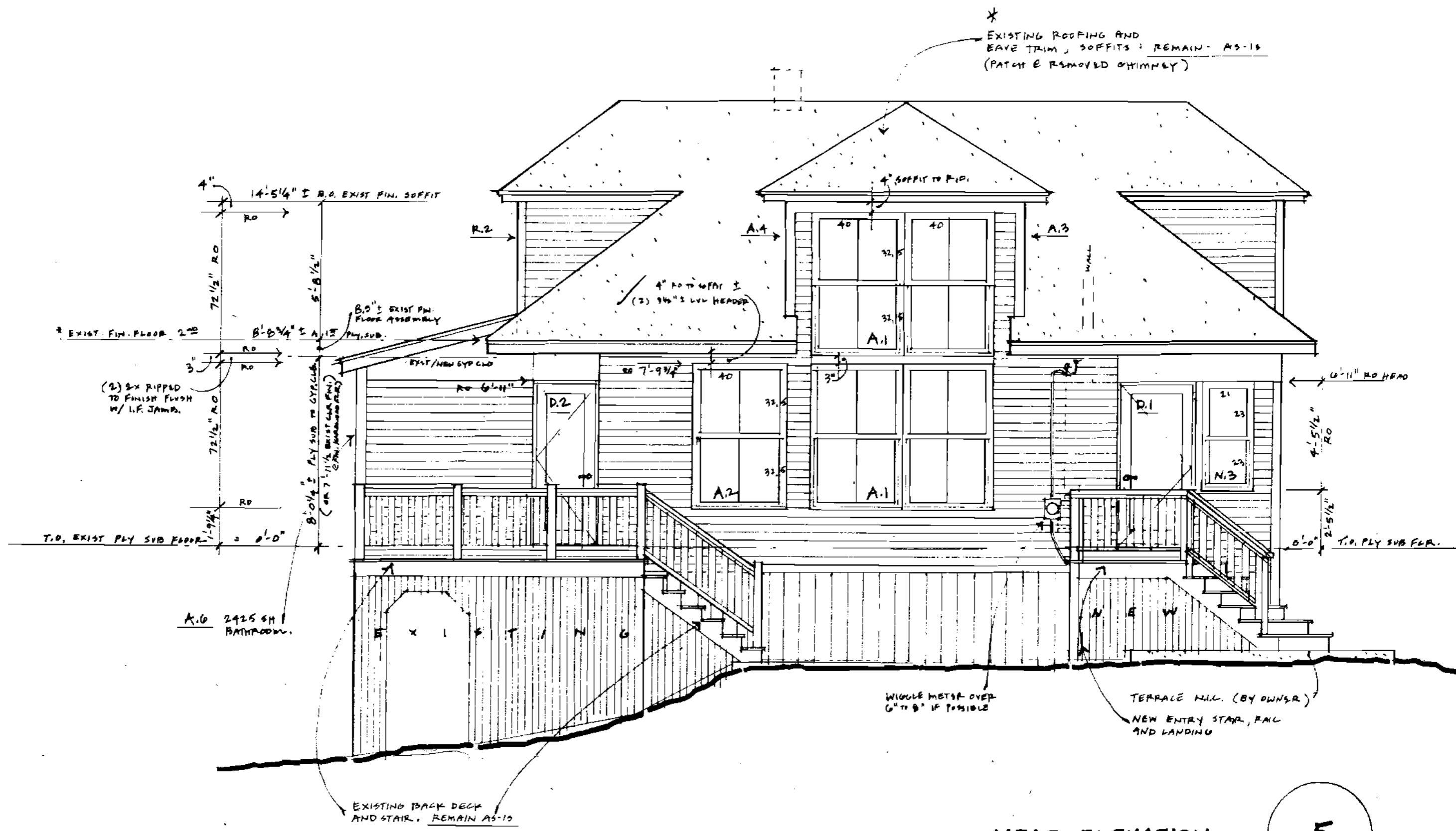


SOUTH ELEVATION 4

WEISKAMP RENO · 40 SPRUCE AVE, PEAKS ISLAND, ME. · DATE: 3.5.04

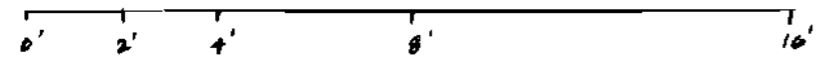
WHITTEN ARCHITECTS: 207.774.0111 x102



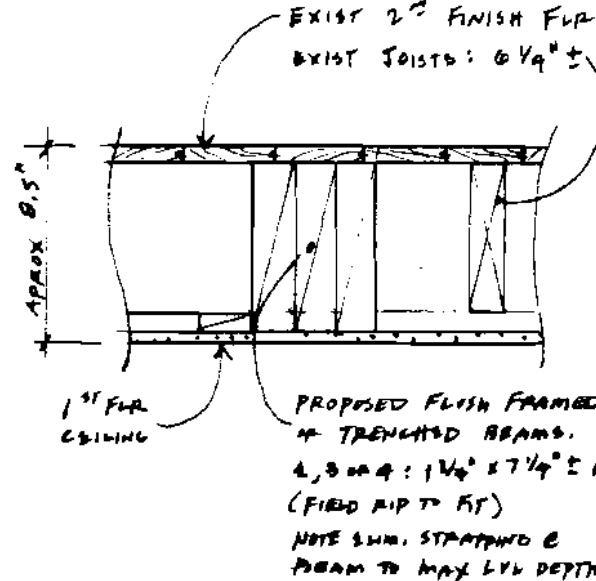
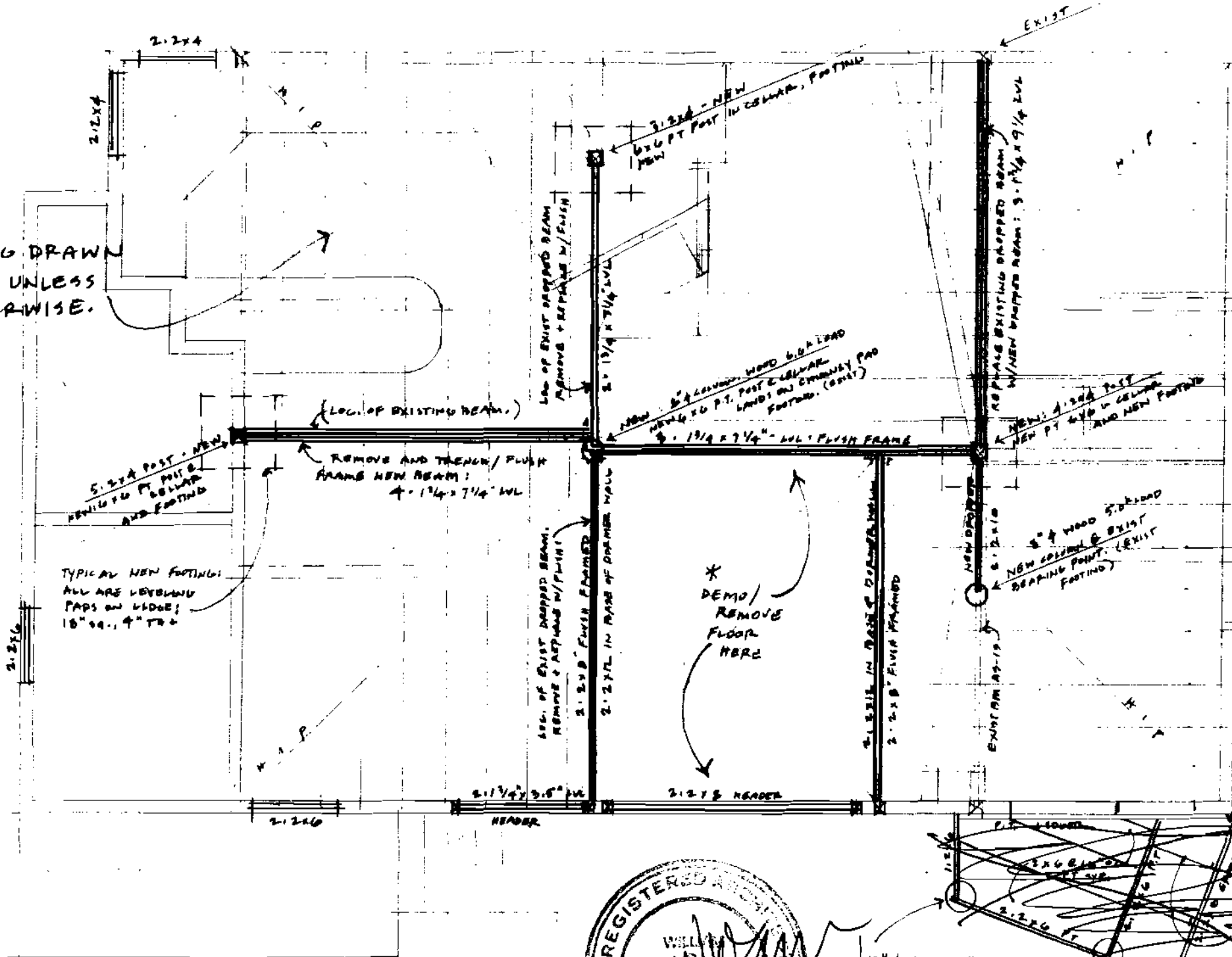


WEST ELEVATION

5



* ALL FRAMING DRAWN IS EXISTING UNLESS NOTED OTHERWISE.

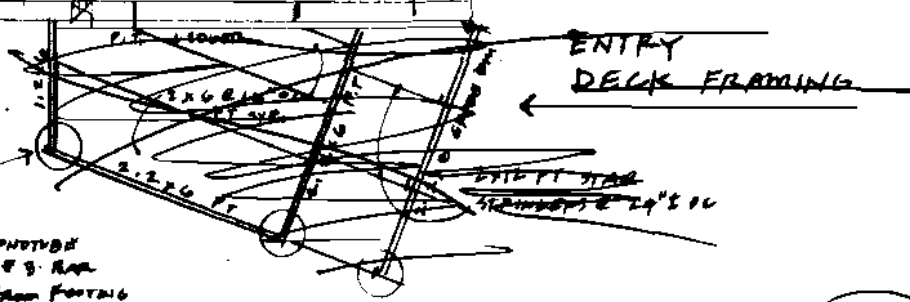


TYP BEAM: FLUSH

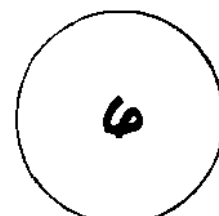
TYP: ALL LVL:
E=2.0, FA 9100 SYF

TYP: ALL 2x FRAMING:
K.D. #2x RTX SPRUCE

2ND FLOOR FRAMING PLAN.



FRAMING FOUNDATION



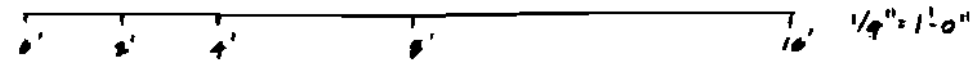
1 1/2" x SANDWICH
16/16 @ 5' RAR
VERT FROM FOOTING
CONTINUES

18" SQUARE x 10" TH
FOOTING w/ 2 BARS @ 5'
RIP TO TOPGRADE.

B.D. FOOTING 9" x 9" MIN
BELOW GRADE

PRECAST PIER D.M. PER
ABOVE SPEC. ALWAYS
ABOVE GRADE MINIMUM
6" SQ. MIN.

WEISKAMP BEND 46 SPRUCE AVE, PEAKS ISLAND, ME. - DATE: 3.5.04



WINDOW SCHEDULE · WEISKAMP
3.1.04

LABEL	QUANTITY	DESCRIPTION
		BONNEVILLE WINDOWS AND DOORS INSULATED LOW E GLASS WITH ARGON WHITE PVC IN AND OUT PRIMED WOOD INTERIOR JAMB EXTENSIONS EXTERIOR NAIL FIN NO CASING 6 9/16" JAMB EXTENSIONS APPLIED WHITE SCREENS, 1/2 SCREENS ON DH UNITS WHITE SPACER BAR WITH SDL 1" AS PER DWGS WHITE HARDWARE ON WINDOWS BRASS ON DOORS NO SCREENS ON DOORS
A1	2	VHG-2W SINGLE HUNG RO 92 1/4 X 73
A2	1	VHG-1W SINGLE HUNG RO 46 5/8 X 73
N1	2	VHG4021-2W SINGLE HUNG RO 92 1/4 X 49 7/8
D2	1	WFG 2668 X LHI FRENCH DOOR RO 32 1/2 X 83 1 LITE ALUM CLAD, UNIT PRIMED INT, NO CSG, NAIL FIN
D1	1	WFG 3068 X RHI FRENCH DOOR RO 38 1/2 X 83 1 LITE ALUM CLAD, UNIT PRIMED INT, NO CSG, NAIL FIN
N2	1	PVCAWN 3918-1W RO 44 3/4 X 24 1/4
✓ R1L - R1R	2	PVC CSMT TO FIT SO 30 X 53 V.I.F. EGRESS
✓ R2L - R2R	2	PVC CSMT TO FIT SO 30 X 53 V.I.F. EGRESS
R3	1	PVC CSMT TO FIT SO 30 X 53 V.I.F. TEMPER IN STAIR
R4	1	PVC CSMT TO FIT SO 30 X 53 V.I.F.
A3	1	PVC D-SET TRIANGLE FLIPPED LH SEE DWG RO 62 X 44 SDL 3 LT SUBJECT TO BONNEVILLE APPROVAL
A4	1	PVC D-SET TRIANGLE FLIPPED RH SEE DWG RO 62 X 44 SDL 3 LT SUBJECT TO BONNEVILLE APPROVAL
A5L	1	PVC2738-1W LH RO 32 7/8 X 43 7/8
A5R	1	PVC2738-1W RH RO 32 7/8 X 43 7/8
A6 Bath	1	VHG24251W SINGLE HUNG RO 30 5/8 X 57 7/8
N3 front door	1	VHG2021-1W SINGLE HUNG RO 26 5/8 X 49 7/8 TEMPERED
R5	1	PVC CSMT TO FIT SO 30 X 53 V.I.F.

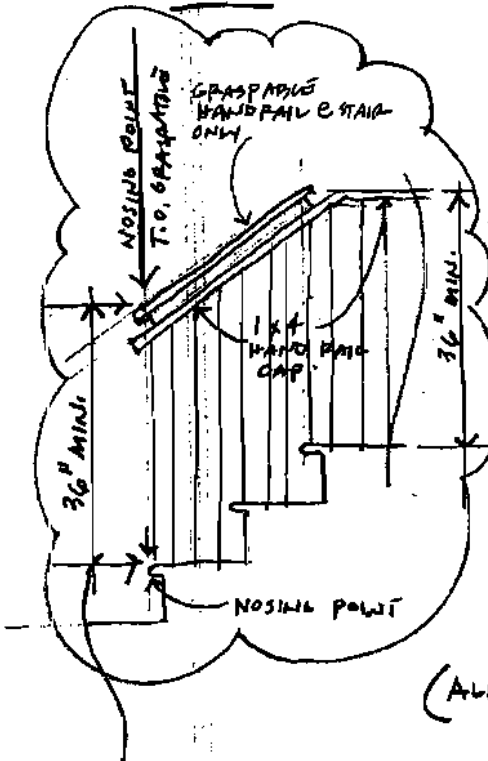
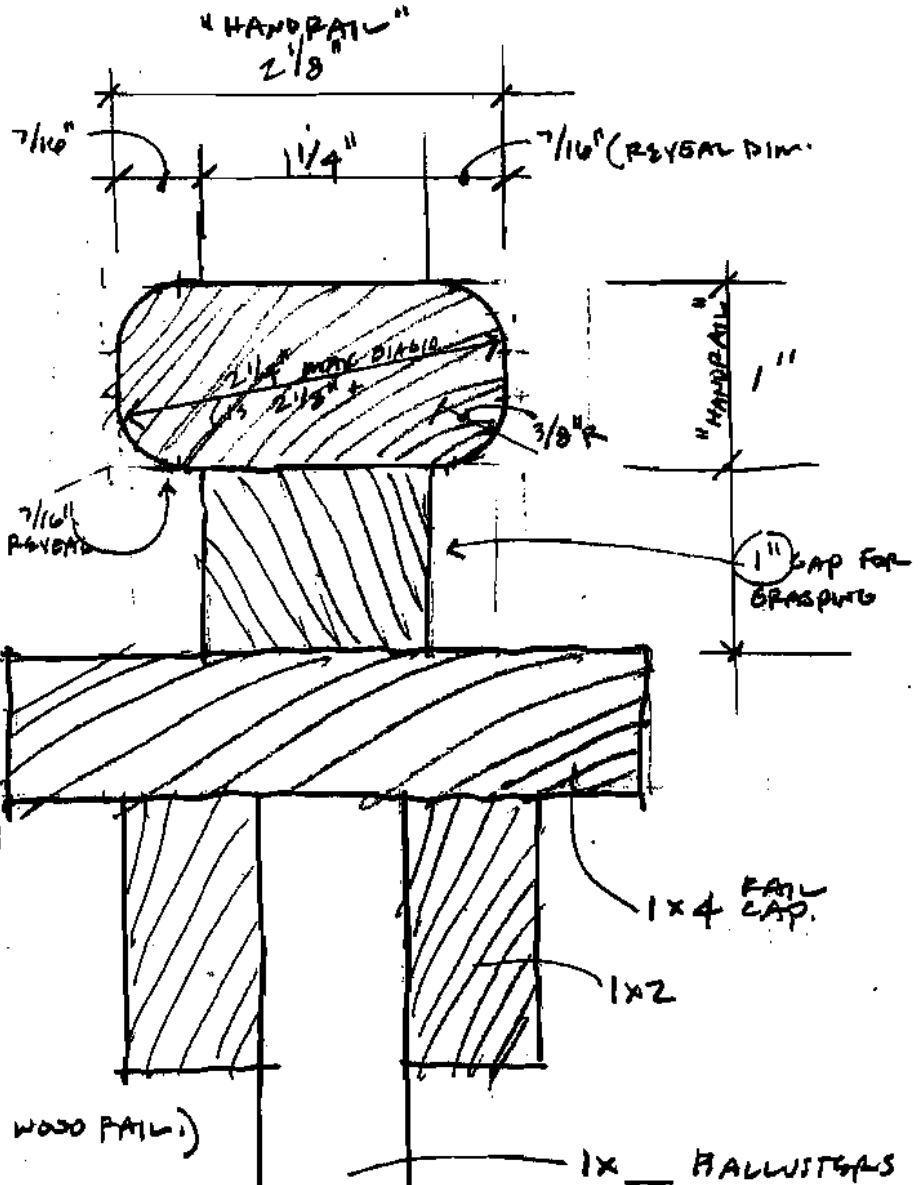
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APPARANT: BOCA '99 COMPLIANT "GRASPABLE" HAND RAIL
CAP TO A STAIRS GUARD.

*

PERMISSIBLE DIM
6 1/4" MAX.

MAX CROSS SECTION
2 1/4"



(ALL WOOD PARTS)

RE:

WEISKAMP PROJECT.

48 SPRUCE STREET. PEAKS ISLAND. 6.17.04

WILL WINKELMAN.

E WHITTEN ARCHITECTS. 37 SILVER ST. PORTLAND

774.0111 x 102

FULL SIZE SKETCH

85-6-16

Tammy and Scott: attached is a detail for a stair guard's handrail cap (re our front, exterior entry stair). It is an effort to satisfy BOCA 99 sec: 1022.4.1 re handrail grip size and how it mounts to a guard.

I met w/ Jeanie Bourke on Tuesday to do a same day permit for the Newell's on Peaks, and the same issue came up as their project has an exterior entry deck stair w/ hand/guard rail. We discussed how the code shapes the grip and how it might mount, and the attached represents what we concluded to work and what we attached to the Newell's drawings for that permit (not as nice of a drawing...).

Tammy, could you just verify that you are o.k. w/ you re code before the builders proceed w/ building the railing assembly itself.

You can call and leave a quick message if you like (774-0111 x102) or email.

Thanks much. - Will

.....
Will Winkelman Whitten Architects - 37 Silver St, Portland, ME 04101
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