

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

Please Read  
Application And  
Notes, if Any,  
Attached

## BUILDING INSPECTION

### PERMIT

Permit Number: 040737

This is to certify that Weiskamp Keith Trustees/Thompson & Johnson Woodworks

has permission to rebuild entry stairs

AT 48 Spruce Ave 085 G016001

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.

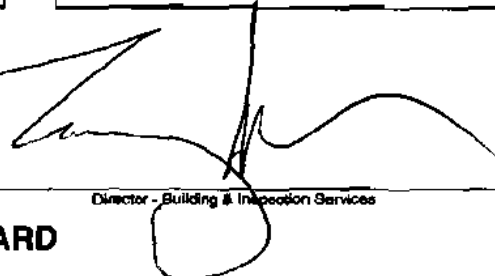
Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or otherwise used-in. **NO OTHER NOTICES REQUIRED.**

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 \_\_\_\_\_

**PERMIT ISSUED**  
**JUN 04 2004**  
Department Name  
**CITY OF PORTLAND**



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 ISSUED**

Permit No: 04-0737	Issue Date: JUN 04 2004	CBL: 085 G016001
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Location of Construction: 48 Spruce Ave	Owner Name: Weiskamp Keith Trustees	Owner Address: 48 Spruce Ave	Phone: CITY OF PORTLAND
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: R-2

Past Use: single family	Proposed Use: single family - rebuild entry stairs	Permit Fee: \$30.00	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: rebuild entry stairs		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>	INSPECTION: Use Group: R Type: SB BOCA 1999 Signature: <i>[Signature]</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: trm	Date Applied For: 06/04/2004	<b>Zoning Approval</b>	
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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 type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland <i>OK under H-305</i></p> <p><input type="checkbox"/> Flood Zone</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>Date: 6/4/04</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>Date: 6/4/04</p>
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**PERMIT ISSUED**

JUN 04 2004

CITY OF PORTLAND

**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 \_\_\_\_\_

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

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

Permit No: 04-0737	Date Applied For: 06/04/2004	CBL: 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: 115 Island Ave Peaks Island	Phone: (207) 766-5219
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: single family - rebuild entry stairs	Proposed Project Description: rebuild entry stairs
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 06/04/2004**Note:**      **Ok to Issue:** 

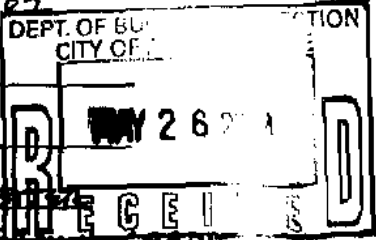
- 1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards.

**Dept:** Building      **Status:** Approved      **Reviewer:** Tammy Munson      **Approval Date:** 06/04/2004**Note:**      **Ok to Issue:**

AMMENDMENT TO EXISTING PERMIT

# 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.

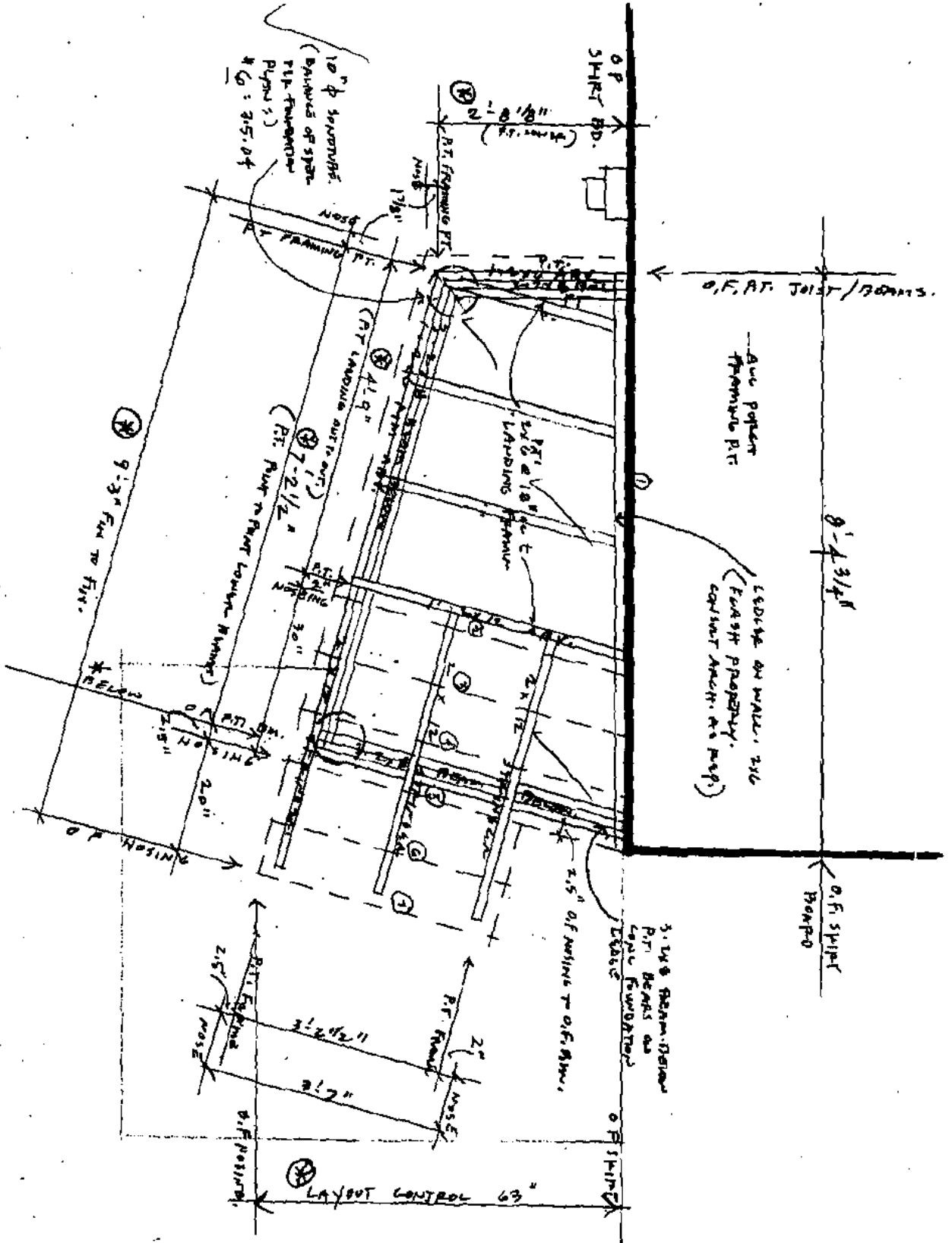
Location/Address of Construction: <u>48 SPRUCE AVE, PEAKS ISLAND</u>			
Total Square Footage of Proposed Structure <u>NA - RE-NO OF EXIST DWELLING</u>		Square Footage of Lot <u>2420 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>B5</u> Block# <u>6</u> Lot# <u>16</u>	Owner: <u>KEITH WEISKAMP</u> <u>48 SPRUCE</u> <u>PEAKS ISLAND</u>	Telephone: <u>480 994 7021</u>	
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>WILL WINKELMAN</u> <u>WHITTEN ARCHITECTS</u> <u>37 SILVER ST, PORTLAND, 04101</u> <u>774-0111 x102</u>	Cost Of No CHANGE TO Work: \$ <u>ORIGINAL SCOPE.</u> Fee: \$ <u>30.-</u>	
Current use: <u>SINGLE FAMILY</u>	If the location is currently vacant, what was prior use: <u>-</u>		
Approximately how long has it been vacant: <u>-</u> <u>AMMENDMENT TO EXISTING PERMIT</u>			
Proposed use: <u>THIS IS A RE-CONFIGURED ENTRY STAIR TO BUILDING</u> Project description: <u>CONFORM TO EXISTING ENTRY STAIR'S NON-CONFORMING PERMIT.</u>			
Contractor's name, address & telephone: <u>THOMPSON / JOHNSON WOODWORKING</u> <u>9 ADAMS ST., PEAKS IS. 746-5919</u>			
Who should we contact when the permit is ready: _____			
Mailing address: <u>WILL WINKELMAN</u> <u>WHITTEN ARCH. 37 SILVER ST. PORTLAND 04101</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>774-0111 x102</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: Will Winkelman Date: 5.25.04

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 4<sup>th</sup> floor of City Hall



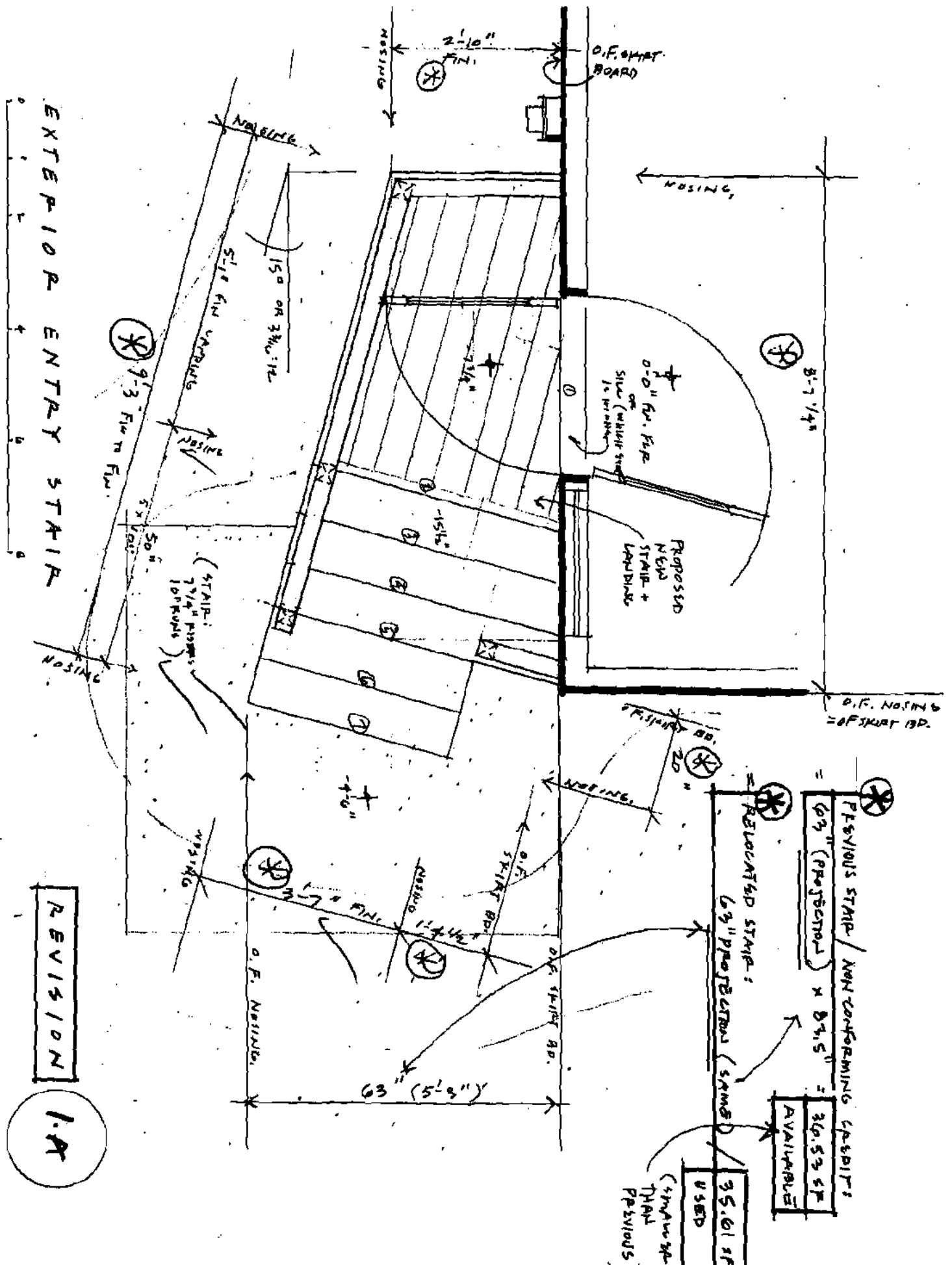
EXTERIOR ENTRY STAIR REVISION  
 WEISKAMP PEND. TO SPACE ST./PEAKS IS. : 5.10.04

WHITTEN ARCHITECTS 714.011.162

1.B

WEISKAMP PENN. FOR SPRUCE ST / PENTS IS. 5/20/04

WHITTEN ARCHITECTS. 774.011X102



REVISION

1.A

PREVIOUS STAIR / NON-COMFORMING CAPS: 63" (PROJ) x 84.5" = 36.53 SF AVAILABLE

RELOCATED STAIR: 63" PROJECTION (STRMS) = 35.61 SF USED (SYNCHRONIZED WITH PREVIOUS)



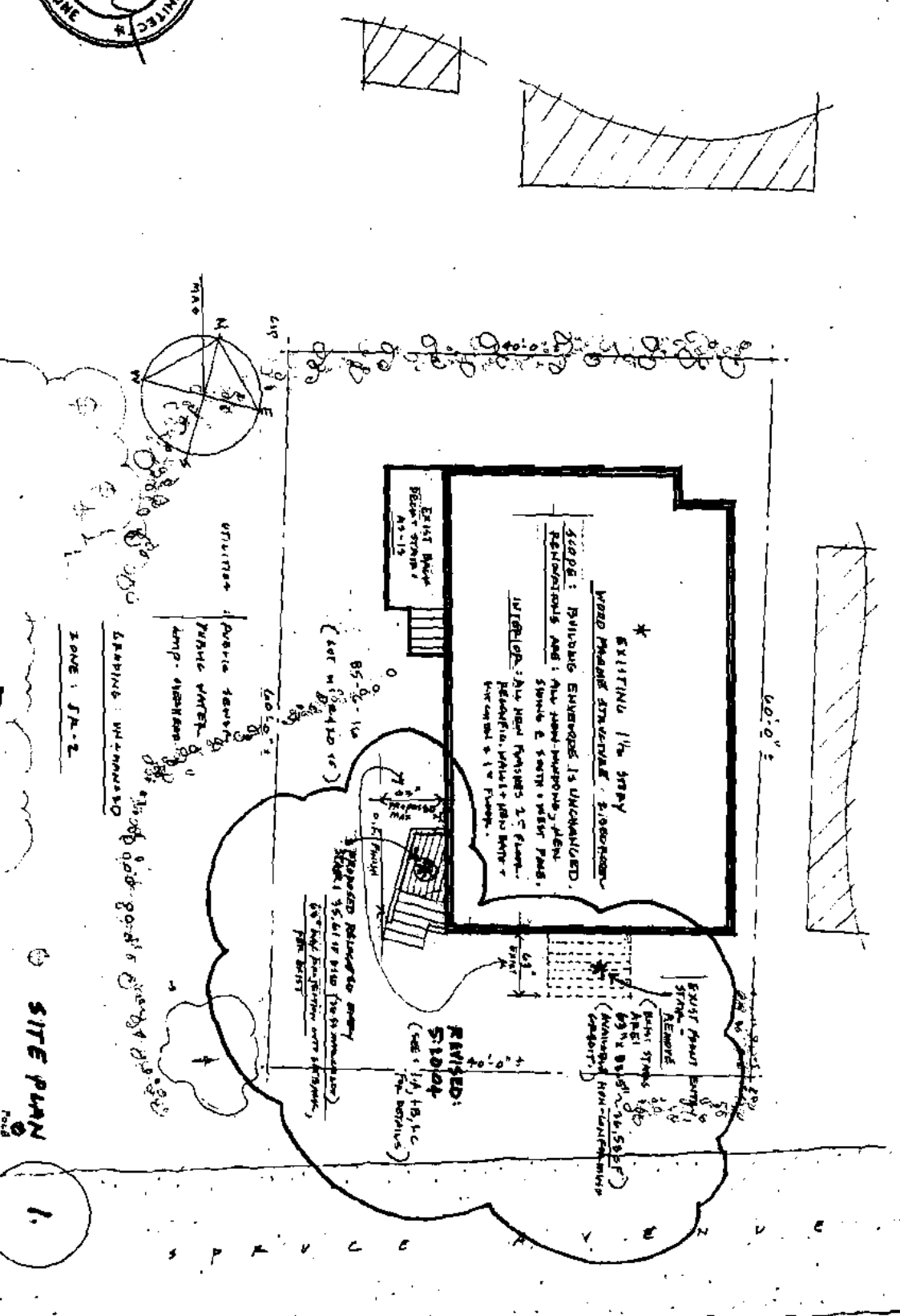
WEICKAMP PLANS 40 STILES AV, PEAKS ISLAND, ME. - DATE: 5.6.04 REVISED 5.20.04

UNITS: METERS (201.774, 0.111 x 1.02)



### SITE PLAN

1.



**EXISTING WALL**  
WOOD FRAME  
2000-0000

**EXISTING** 1/4 STORY  
WOOD FRAME STRUCTURE 2000-0000

**SCOPE:** BUILDING ENVELOPE IS UNCHANGED.  
PERMITS AND: ALL NEW UTILITIES, PLUMBING  
ELECTRIC & SOUTH WEST PANEL.

**UTILITIES:** ALL NEW UTILITIES TO BE PLACED...  
ELECTRIC, PLUMBING AND WATER  
UTILITIES TO BE PLACED...

**REVISED:**  
**STUDY**  
(SEE 1/4, 1/5, 1/6  
FOR DETAILS)

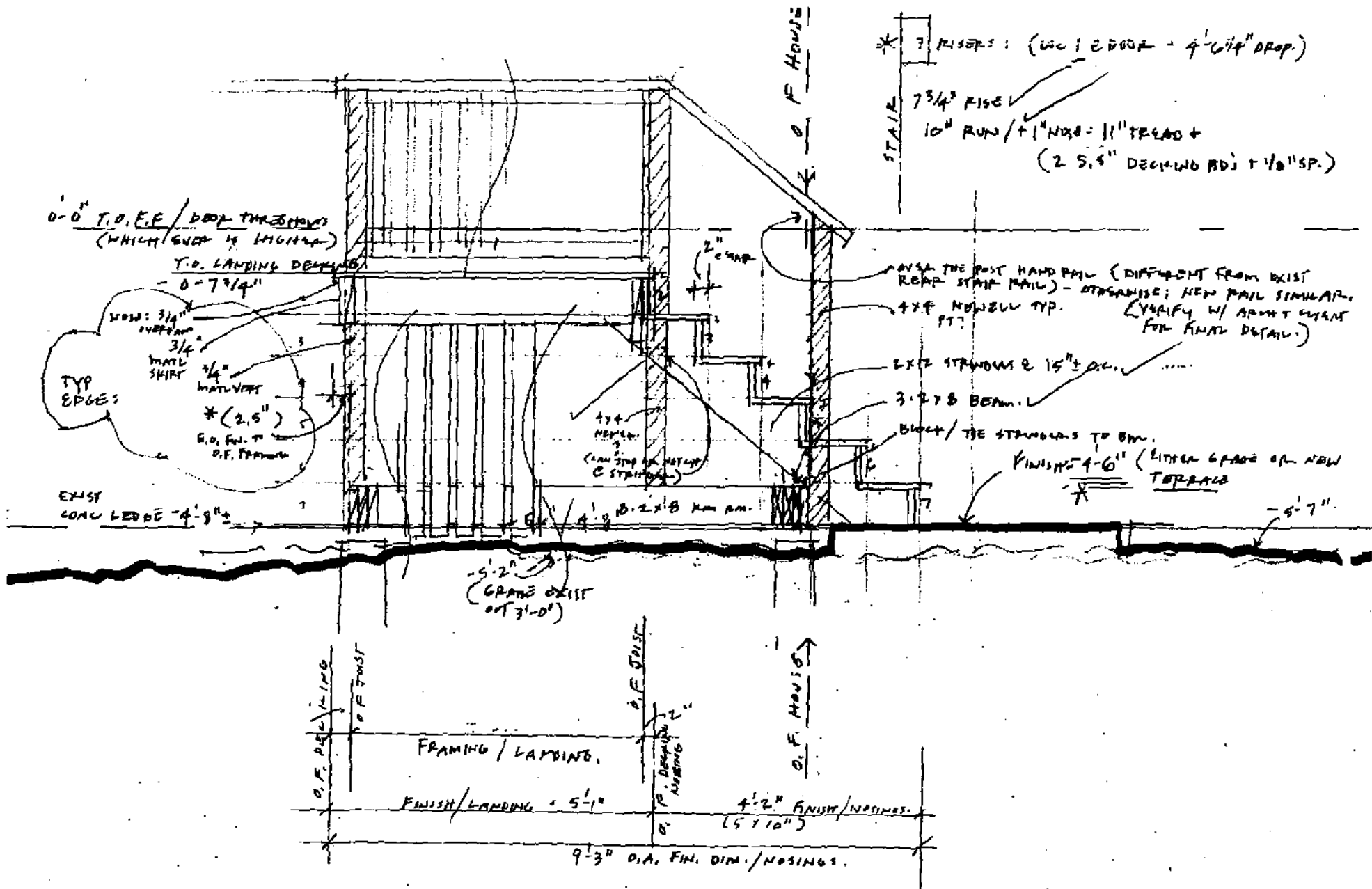
**REVISIONS**  
1. REVISIONS  
2. REVISIONS  
3. REVISIONS  
4. REVISIONS

LANDSCAPING WITH WINDROSES  
LANSING WILSON

SOVE: 1/4-2

UNITS: METERS  
TRANS: WATER  
TEMP. VENTILATION



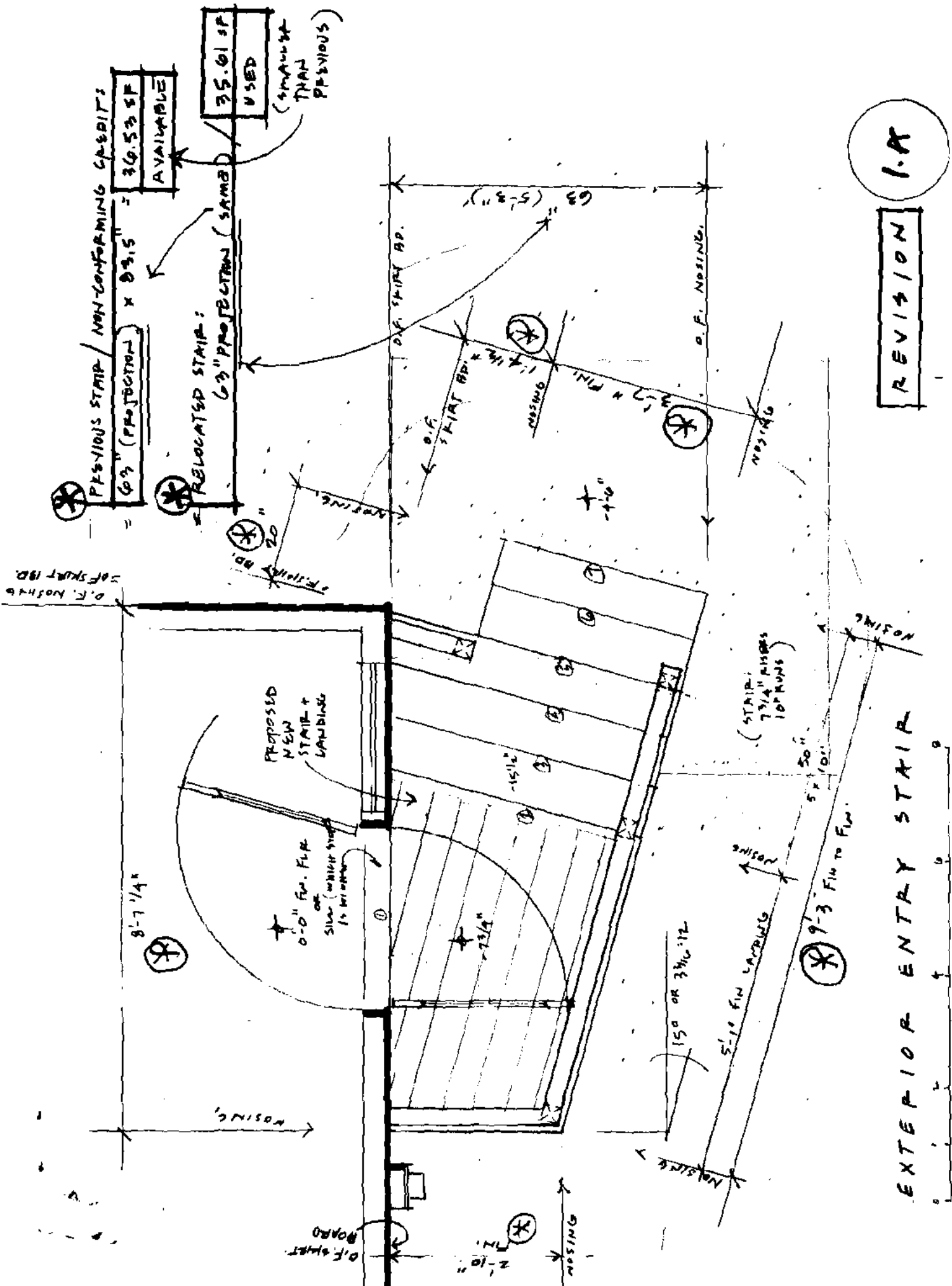


EXTERIOR ENTRY STAIR

REVISION

1.C





PREVIOUS STAIR / NON-COMFORMING CREDITS:  
 60" (PROJECTION) x 83.5" = 36.53 SF  
 AVAILABLE

35.61 SF  
 USED  
 (SMALLER THAN PREVIOUS)

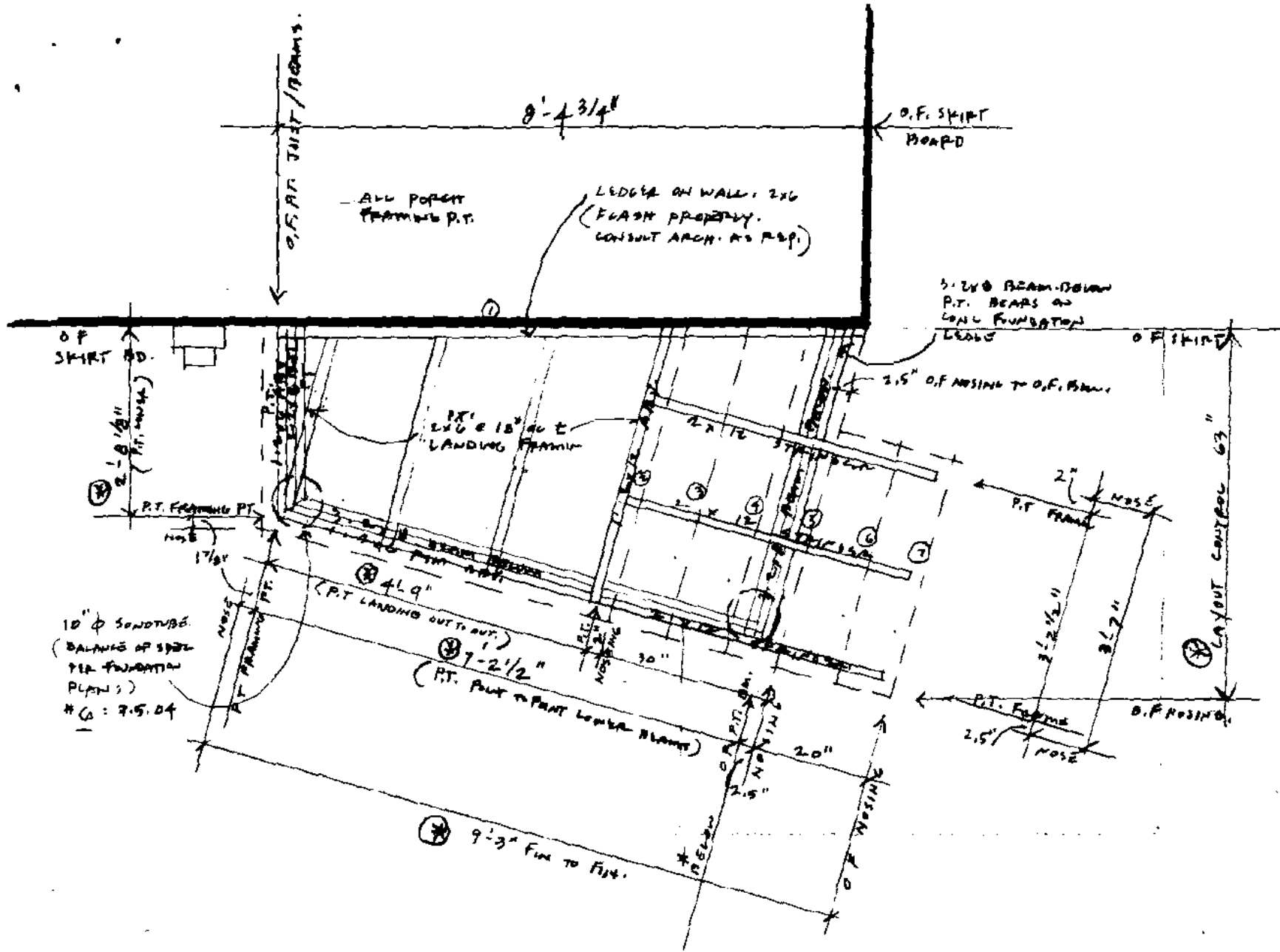
RELOCATED STAIR:  
 60" PROJECTION (SAME)

REVISION 1.A

EXTERIOR ENTRY STAIR

WEISKAMP REND : 18 SPRUCE ST / PEAKS IS : 5.20.04

WHITTEN ARCHITECTS 774.0111.102



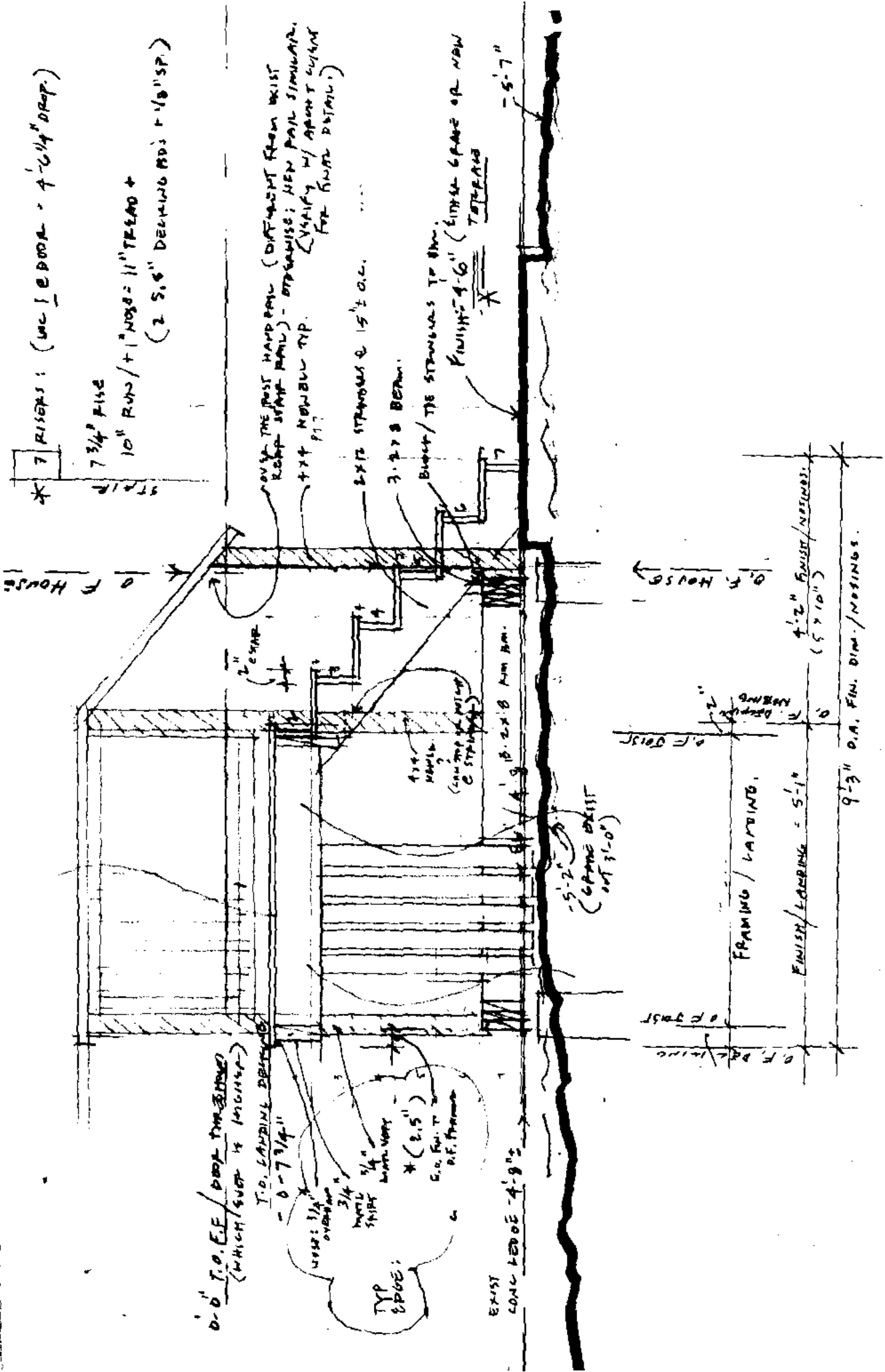
EXTERIOR ENTRY STAIR

REVISION

1.B

WEISKAMP RENO : FB SPRUCE ST / PEAKS IS. : 5.20.04

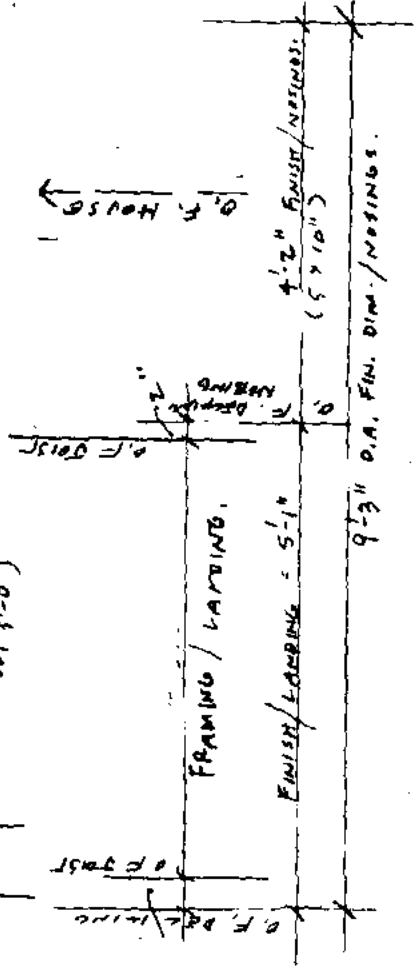
WHITTEN ARCHITECTS. 774.011X102



7 RISERS: (USE 1 @ 8" DEPTH - 4" @ 1/4" DRAP.)  
 7 3/4" FINE  
 10" RUN / 1" RISE = 11" TREAD +  
 (2 5/8" DECKING @ 1" @ 1" SP.)

OVER THE MOST HANDRAIL (DIFFERENT FROM EXIST  
 RAMP START POINT) - OTHERWISE, NEW PAIR SIMILAR.  
 + 1/4" NEWELL TIP. (VERIFY W/ ARCHIT CLIENT  
 FOR RAMP DETAILS.)  
 2x12 STRAPONS @ 15' O.C.  
 3x2x8 BEAM.  
 BLOCK / THE STRAPONS TO THE  
 FINISH 4'-6" (EXIST GRADE OR NEW  
 TERRACE) - 5'-7"

0'-0" T.O. EE / DOOR THRESHOLD  
 (WHICH EVER IS HIGHER)  
 T.O. LANDING DECKING  
 - 0-7 3/4"  
 1/4" OVERLAP  
 3/4" NEWELL TIP  
 1/4" NEWELL TIP  
 \* (2.5")  
 C.O. FINISH  
 R.F. FINISH  
 TYP  
 SPRUCE  
 EXIST  
 CONC LEDGE 4'-8 1/2"



EXTERIOR ENTRY STAIR REVISION

1.C

WELSKAMP REND: 18 SPRUCE ST / PEAKS IS: 5.20.04  
 WHITTEN ARCHITECTS: 774.011x102



**CITY OF PORTLAND, MAINE**  
**Department of Building Inspections**

May 26 2004

Received from

W. Little Architects

Location of Work

48 Spruce St

Cost of Construction

\$ \_\_\_\_\_

Permit Fee

\$ 30.00

Building (1L)

Plumbing (1S) \_\_\_\_\_

Electrical (1Z) \_\_\_\_\_

Site Plan (1U) \_\_\_\_\_

Other \_\_\_\_\_

CSL: 085

G-016

Check #: 6708

Total Collected \$ 30.00

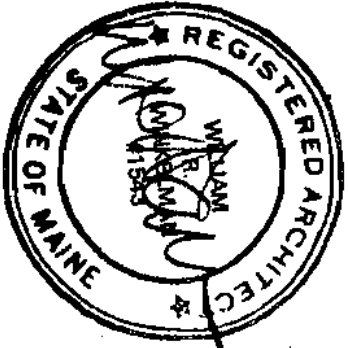
**THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. 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.

WHITE - Applicant's Copy

YELLOW - Office Copy

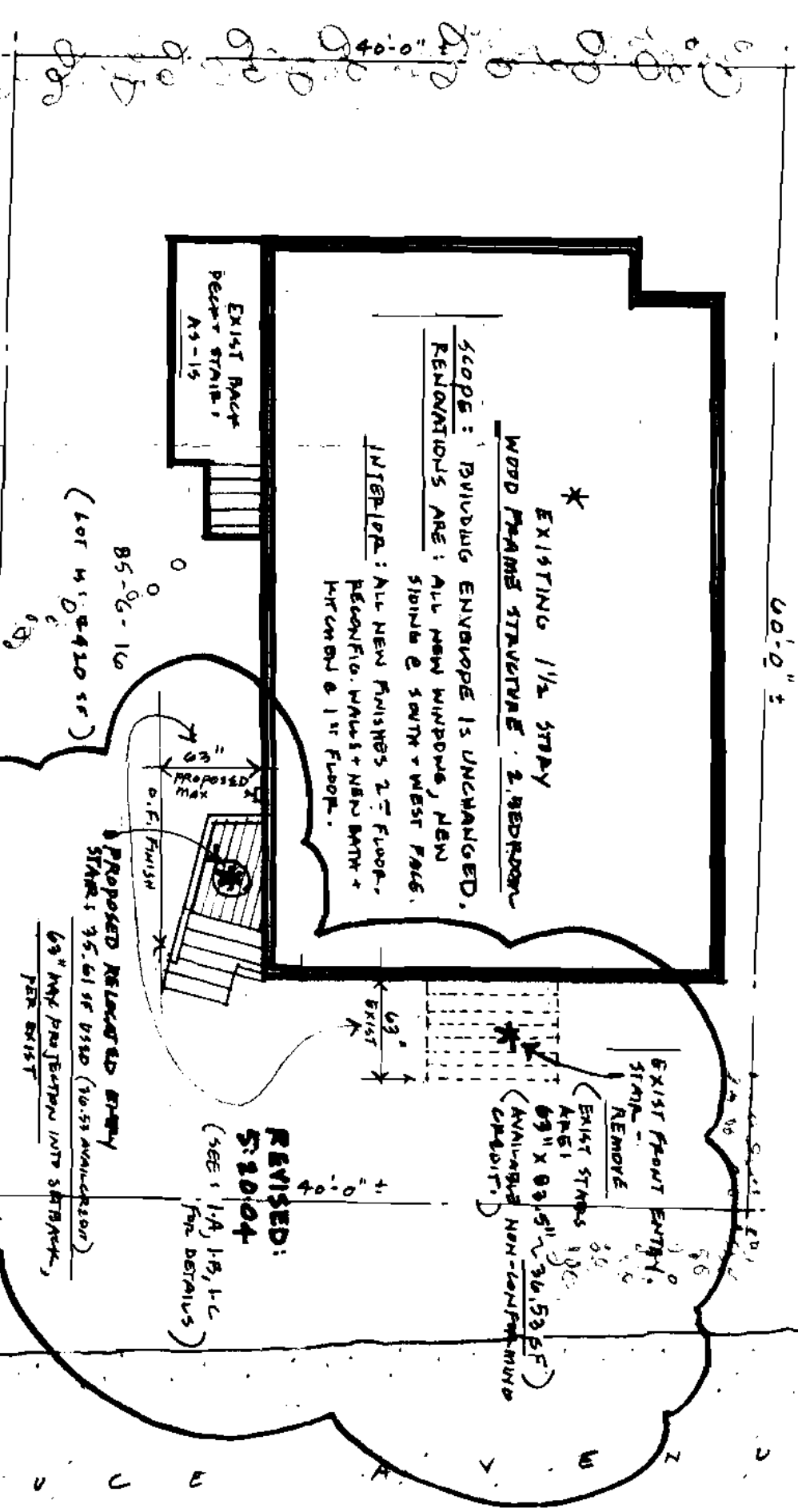
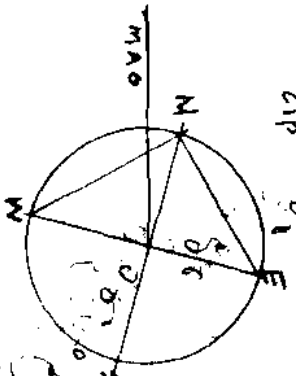
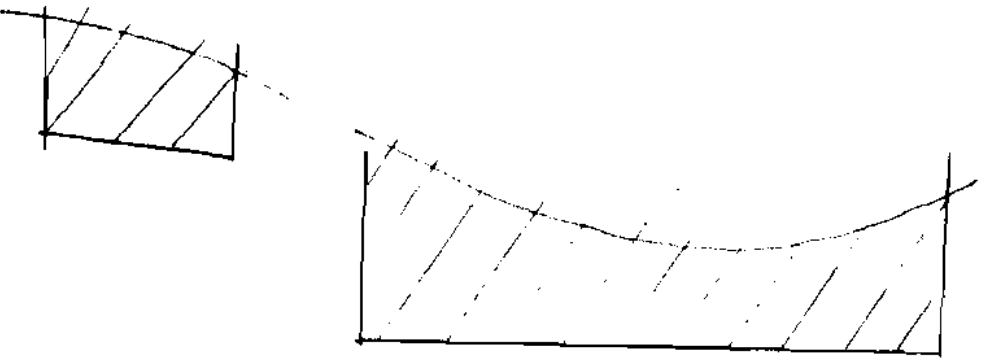
PINK - Permit Copy



WEISKAMP ROAD 40 SPACES AVE, PEAKS ISLAND, ME. DATE: 3.5.04

REVISED: 5.20.04

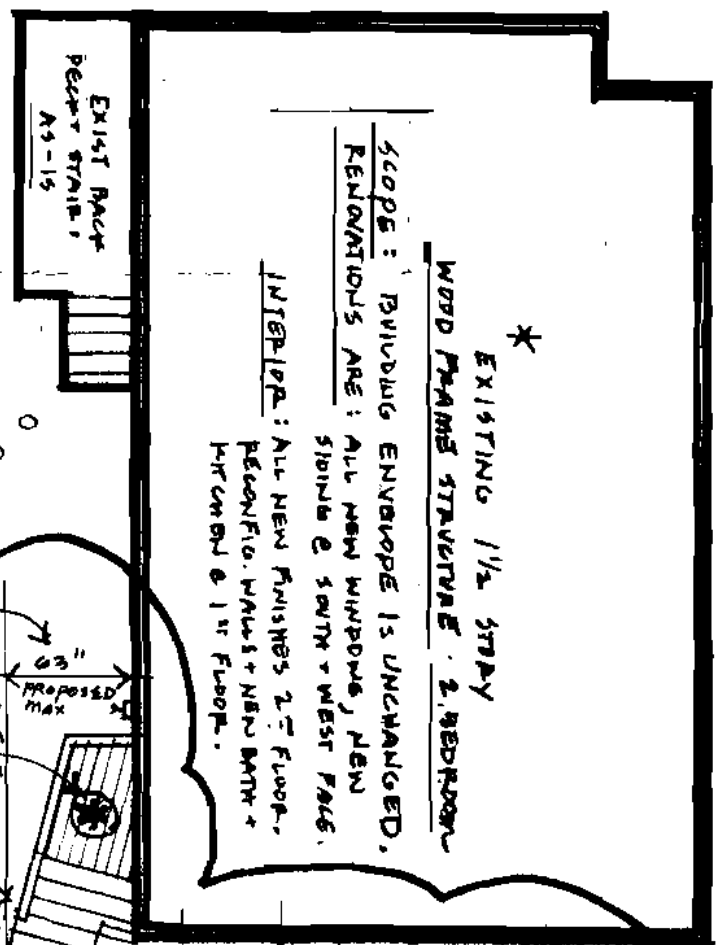
WRITTEN AGREEMENTS: 207. 774. 0111 x/02



UTILITIES: PUBLIC SEWER, PUBLIC WATER, comp. overhead.

ZONE: IP-2

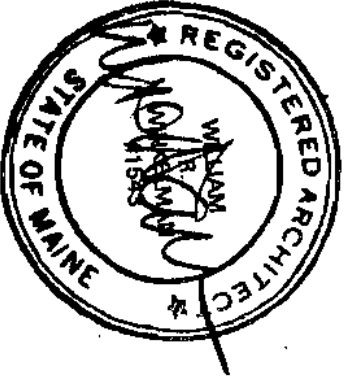
GRADING: UNCHANGED



REVISED: 5.20.04 (SEE: 1/A, 1/B, 1/C FOR DETAILS)

SITE PLAN

1.

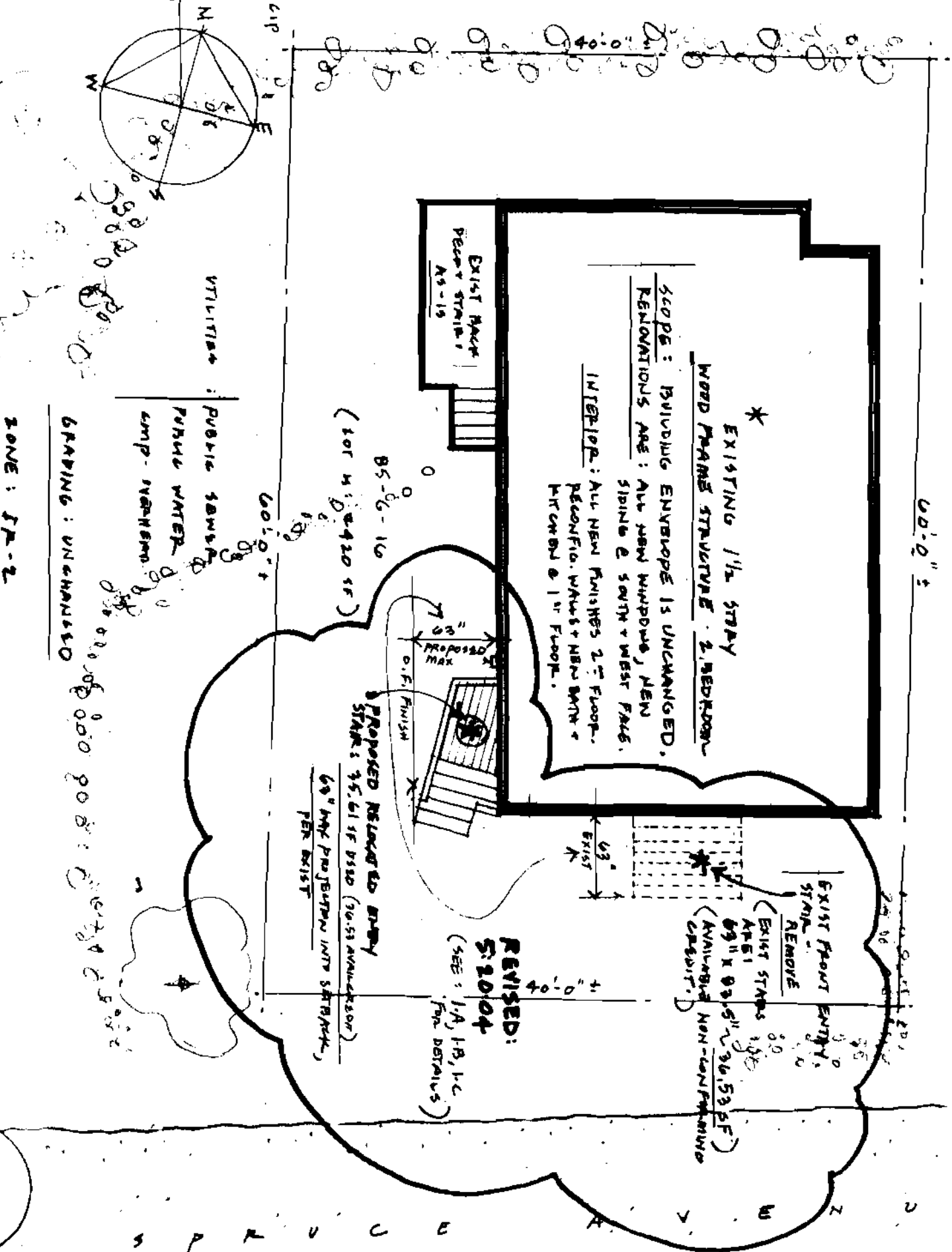
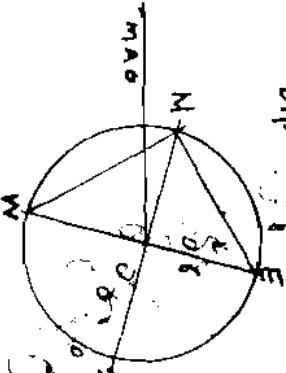
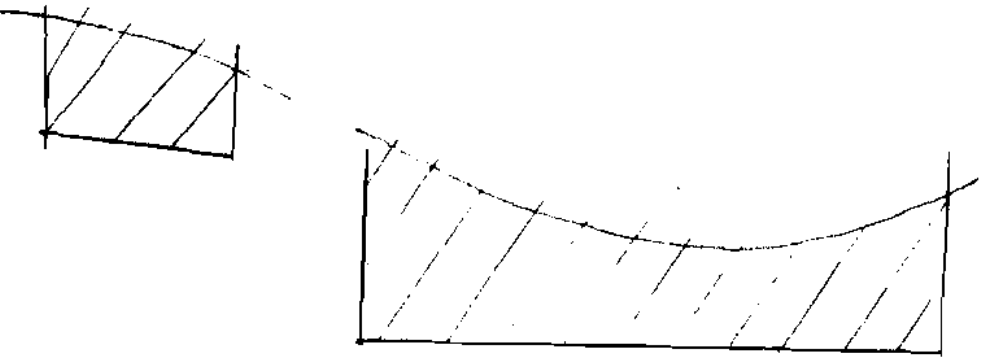


WEISKAMP ROAD 40 SPACES AVS, PEAKS ISLAND, ME. - DATE: 9.5.04

DATE: 9.5.04

REVISED: 5.20.04

WRITTEN AGREEMENTS: 207. 774. 0111 X/02



ZONE: SR-2

SITE PLAN

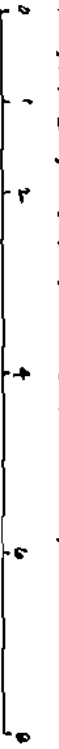
POLE

1.

WEISKAMP PEND : FB SPRUCE ST / PINKS 13 : 5/20/04

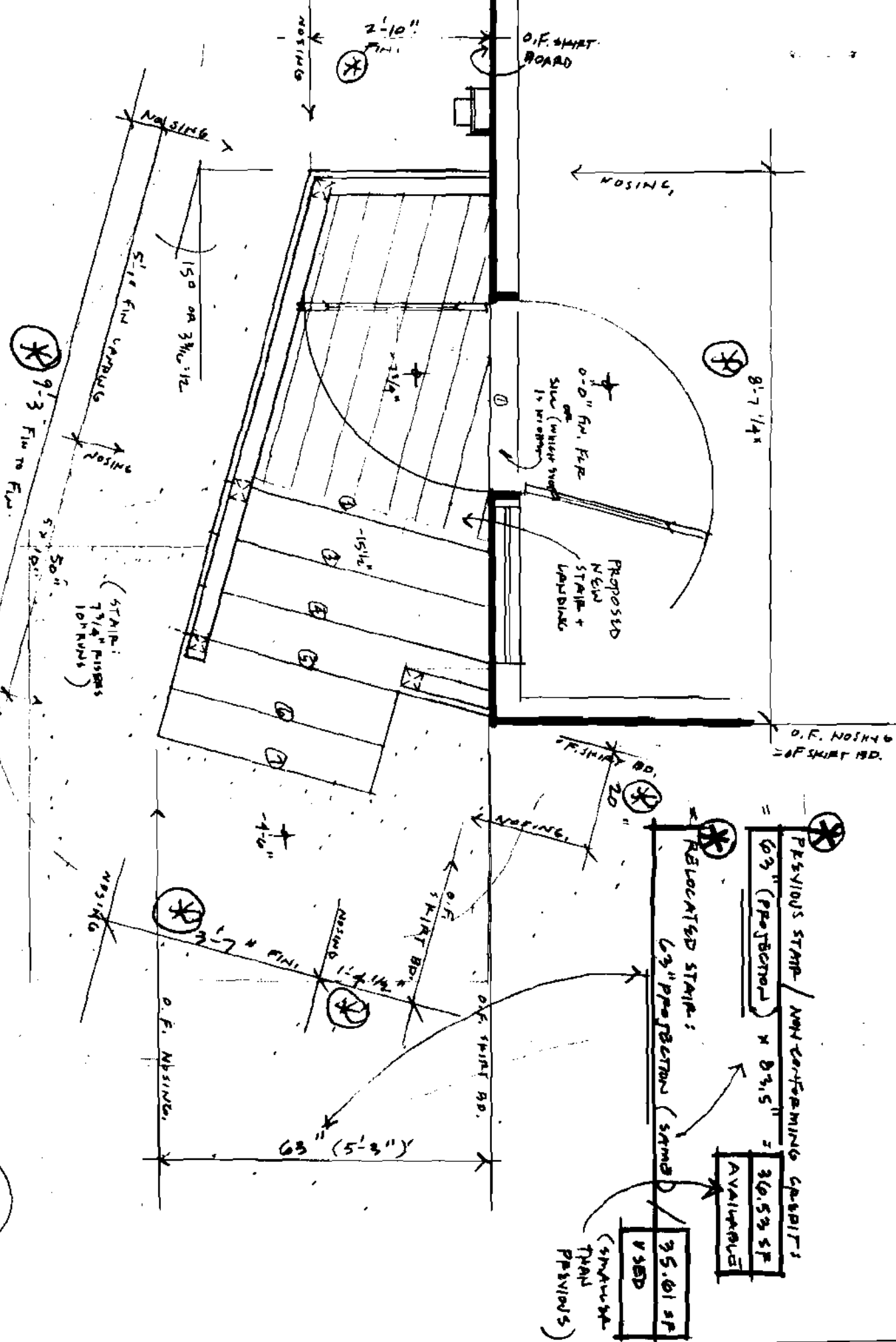
WHITTEN ARCHITECTS 774.011 x 102

EXTERIOR ENTRY STAIR



REVISION

1.A



PREVIOUS STAIR / NON-CONTAMINATING CAPABILITY:	
63" (PROJECTION) x 31.5" =	36.53 SF
	AVAILABLE
RELOCATED STAIR:	
63" PROJECTION (SAME)	35.61 SF
	USED (STRUCTURE FROM PREVIOUS)

O.F. AT JOIST / BEAMS

O.F. SLIPST  
RAMP

ALL POINTS  
FURNISH P.T.

LEDS ON WALL, 2x6  
(FLASH PROPERLY,  
CONSULT ARCH. AS REQ.)

O.F.  
SLIPST RD.

P.T. @ 18" oc E  
LANDING FINISH

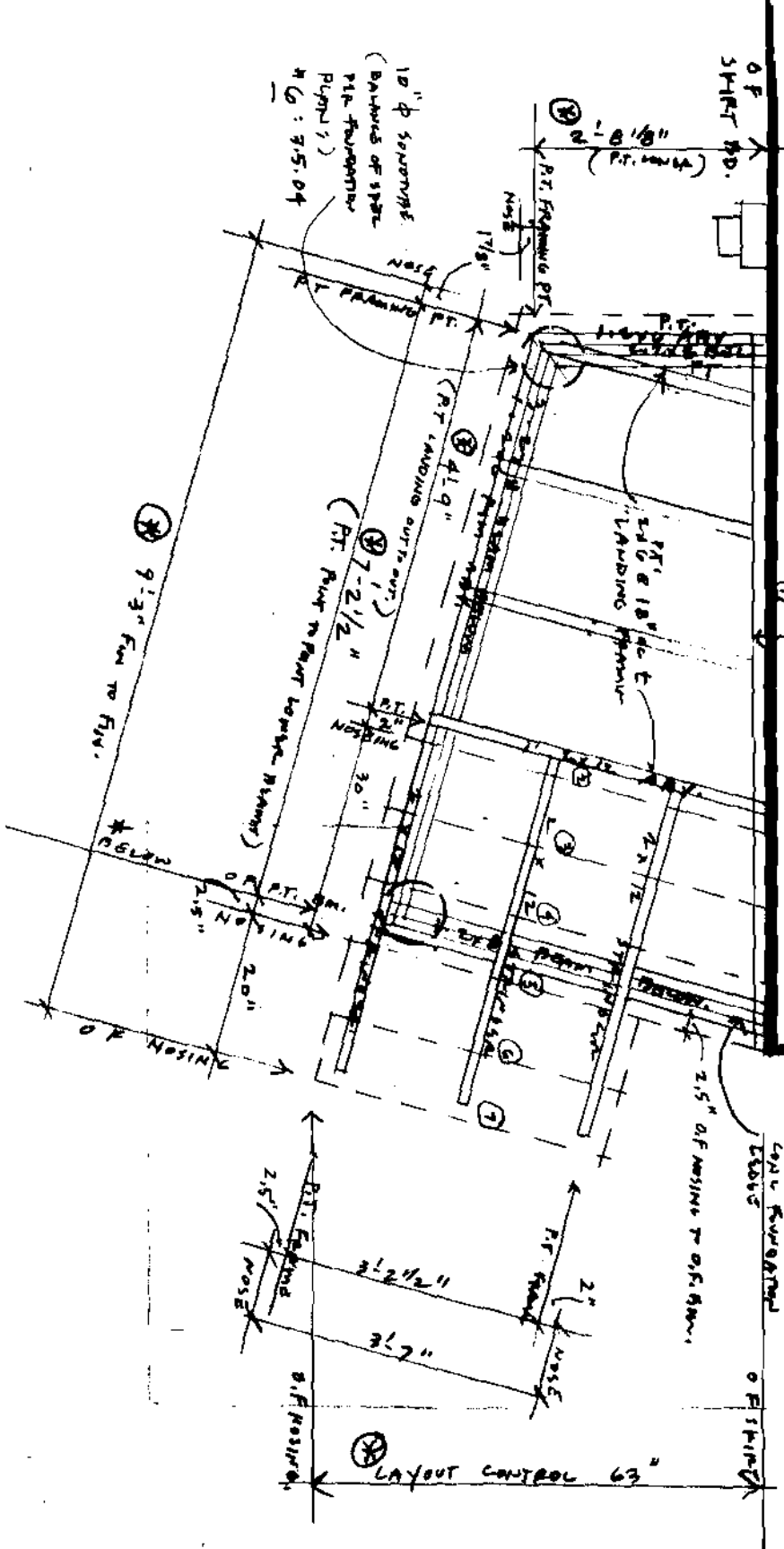
3/4" @ BEAM-NOSING  
P.T. BEARS ON  
4x4x FLOOR JOIST  
LEDS

2.5" OF NOSING TO O.F. FINISH

LAYOUT CONTROL 63"

1 1/2" φ SQUARE  
(BARNS OF SPAC  
P.T. FOUNDATION  
PIPING)  
N.G. : 7.5.04

9'-3" FIN TO FIN



EXTERIOR ENTRY STAIR **REVISION**

WEISKAMP PENO : 78 SPRUCE ST / PEAKS IS. : 5.20.04

WHITTED ARCHITECTS 774.0115.102

1.B



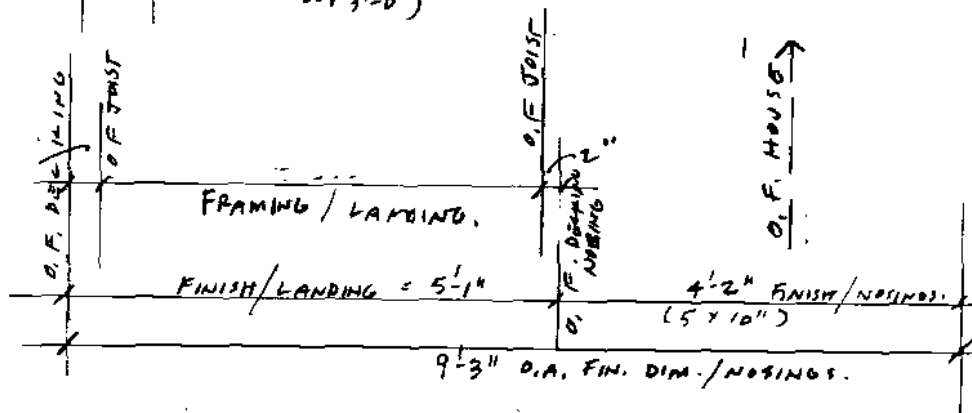
0'-0" T.O.F.F. / DOOR THRESHOLD  
(WHICH/GUESS IS 1/2" HIGH)

T.O. LANDING DECKING  
- 0'-7 3/4"

TYP EDGE:  
NOSE: 3/4" OVERHANG  
3/4" METAL SHIRT  
3/4" METAL VOLT  
\*(2.5")  
C.O. FIN. T.  
P.F. FINISH

EXIST CONC LEDGE - 4'-8"

-5'-2" (GRADE EXIST OUT 3'-0")



\* 7 RISERS: (INC 1 @ DOOR = 4'-6 1/4" DROP.)  
STAIR 7 3/4" RISE  
10" RUN / + 1" NOSE = 11" TREAD +  
(2 5.5" DECLINING RD'S + 1/8" SP.)

EXTERIOR ENTRY STAIR

REVISION

1.C

WEISKAMP REND : FB SPRUCE ST / PEAKS IS. : 5.20.04

WHITTEN ARCHITECTS. 774.011X10Z