

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

Permit No: **980803**

Location of Construction: 184 St KJohn St	Owner: Fraternal Order of Eagles #565	Phone: 773-9448
Owner Address: SAA 04101	Lessee/Buyer's Name:	Phone:
Contractor Name: Wintergreen Solariums	Address: 64 Brook Rd Falmouth, ME 04105	Phone: 797-3778
Past Use:	Proposed Use:	COST OF WORK: \$ 56,810.00
		PERMIT FEE: \$ 305.00
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
		INSPECTION: Use Group: Type:
		Signature: <i>[Signature]</i>
Proposed Project Description: Provide and install four season sunroom on existing deck		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied
Permit Taken By: NG	Date Applied For: 21 July 1998	Signature: Date:

PERMIT ISSUED
Permit Issued:
JUL 24 1998
CITY OF PORTLAND

Zone: **CBL:**
068-D-901

Zoning Approval:
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Appovved
 Approved with Conditions
 Denied

Date: _____

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

21 July 1998

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT

COMMENTS

* left message w/owner -

12/16/97 ~~Sanborn~~ in room

7/9/00 Did final inspection in room w/ manager
job completed & OK working

68-D-001

980803 # permit

	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): <u>184 ST JOHN ST</u>			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <u>068</u> Block# <u>D</u> Lot# <u>001</u>		Owner: <u>FRATERNAL ORDER OF EAGLES CLUB #565</u>	Telephone#: <u>773-9448</u>
Owner's Address: <u>184 ST. JOHN STREET PORTLAND, ME 04101</u>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$56,810</u> Fee: <u>\$305.-</u>
Proposed Project Description: (Please be as specific as possible) <u>PROVIDE AND INSTALL FOUR SEASONS SUUROOM ON EXISTING DECK</u>			
Contractor's Name, Address & Telephone		<u>84 Brook Rd, Falmouth, ME 04105</u> <u>WINTERGREEN SOLARIUMS INC 797-3778</u>	Rec'd By <u>AM</u>
Current Use: <u>DECK</u>		Proposed Use: <u>LOUNGE</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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.

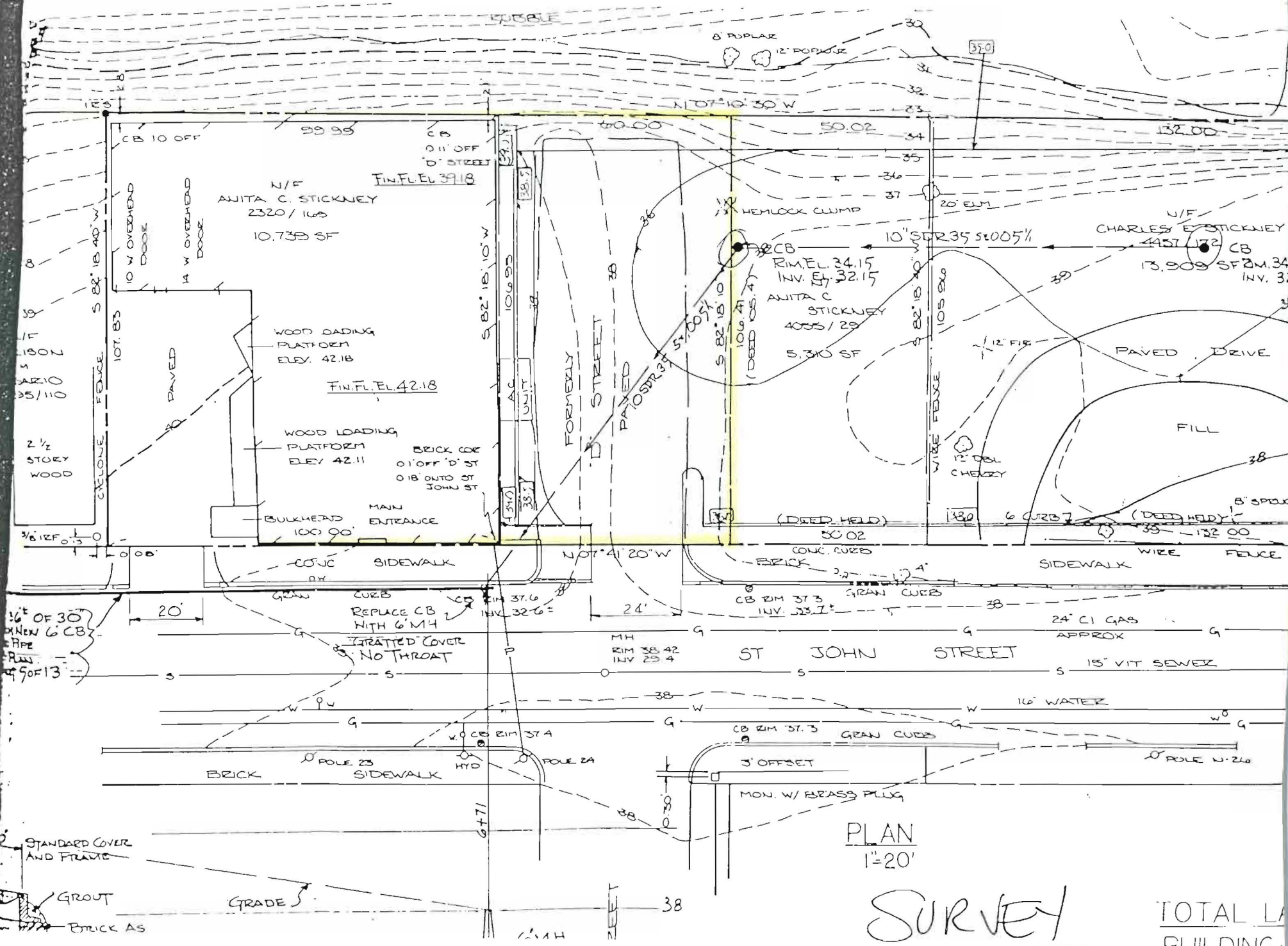


Signature of applicant: <u>James W. Ashe</u>	Date: <u>7-20-98</u>
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Building Permit Fee: \$25.00 for the 1st \$1000 cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum.



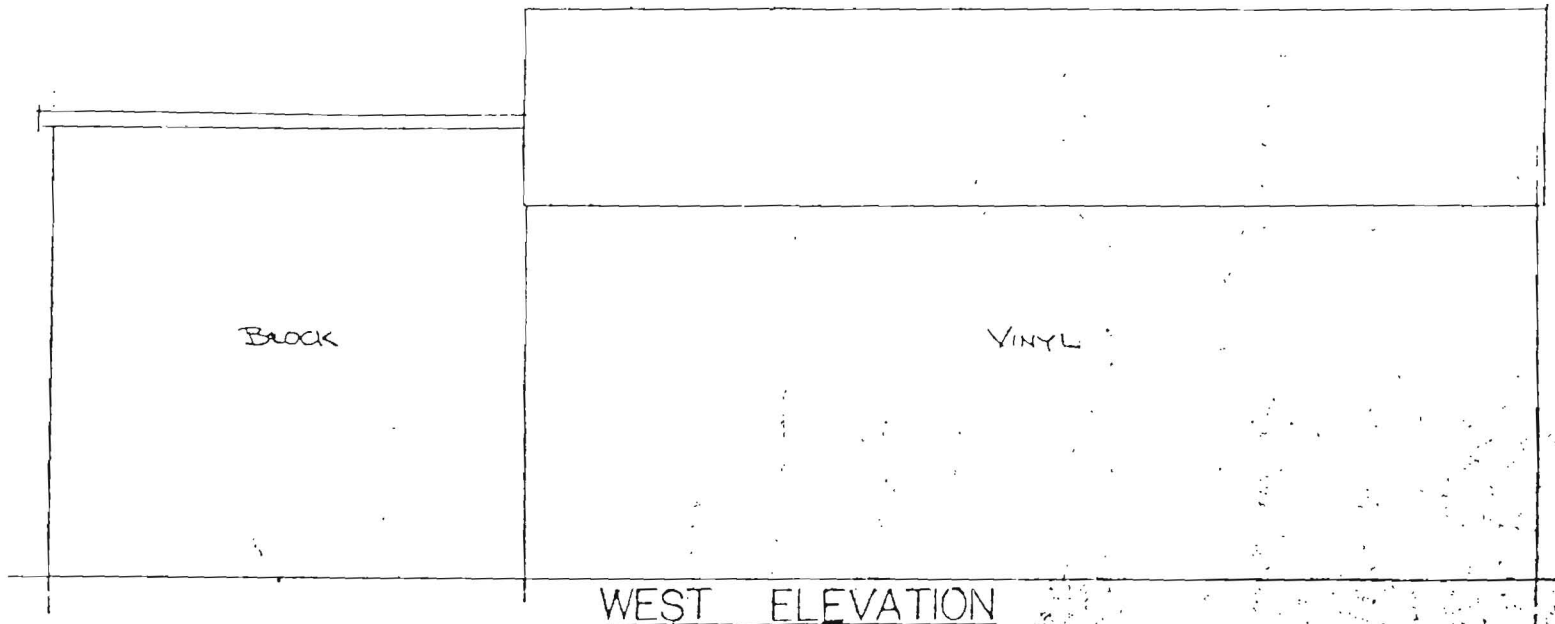
proposed site



PLAN
1"=20'

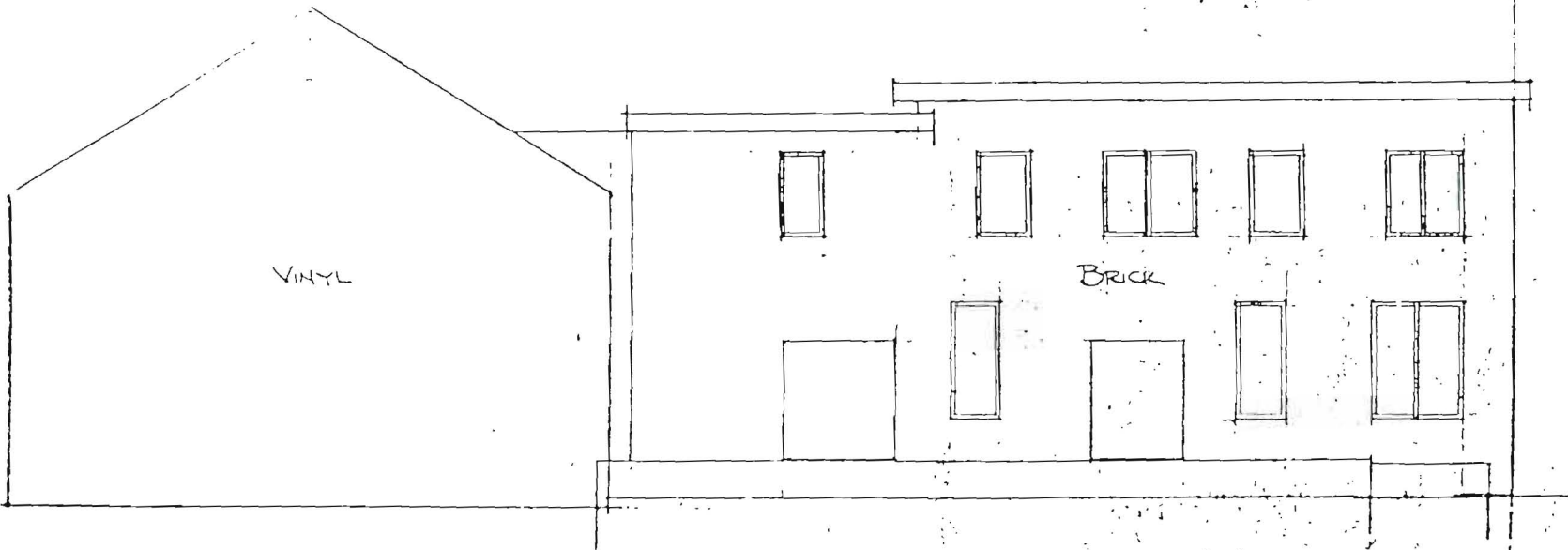
SURVEY

TOTAL LA
BUILDING



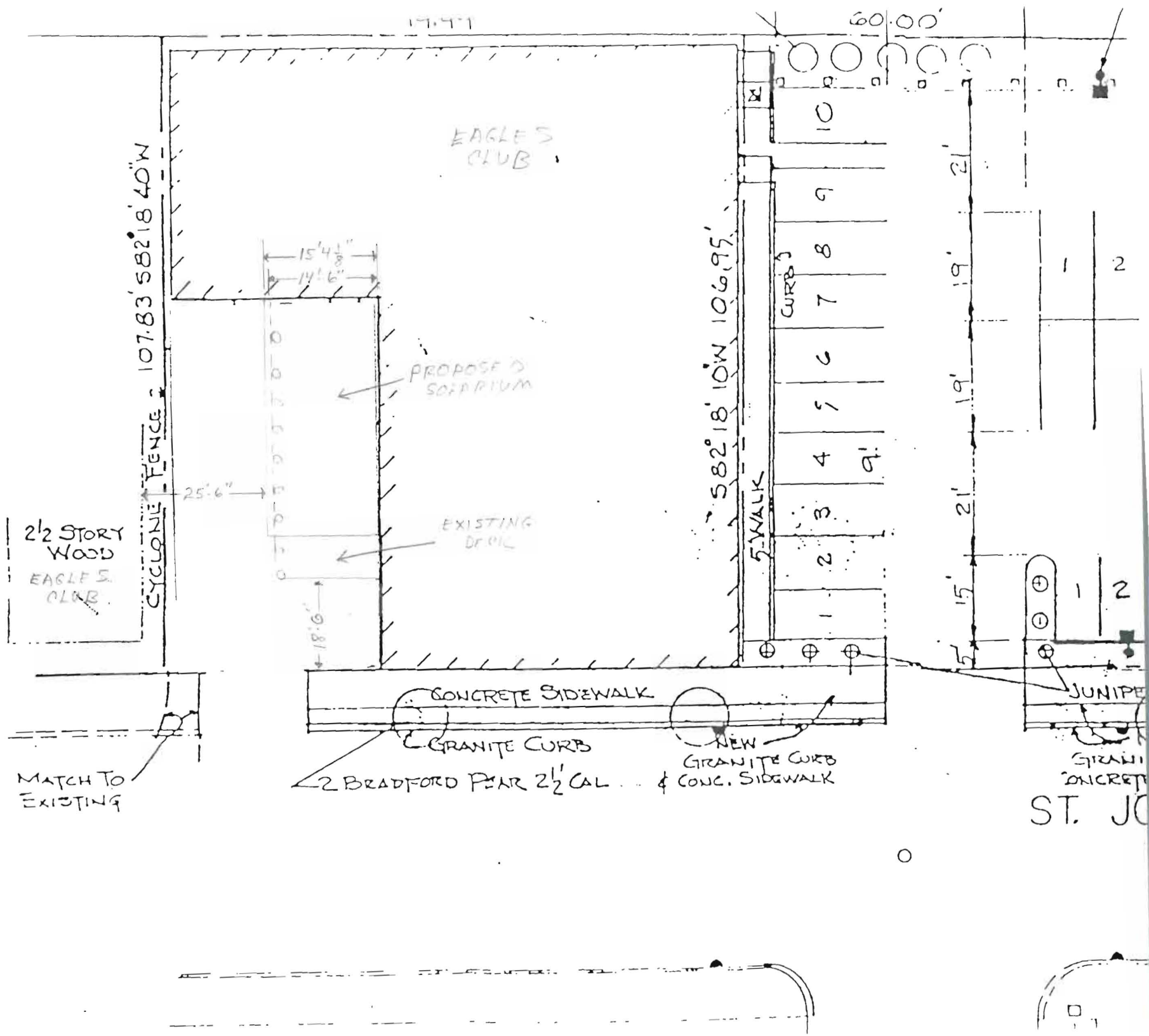
WEST ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

Attachment 4



2 1/2 STORY WOOD EAGLE'S CLUB

MATCH TO EXISTING

EAGLE'S CLUB

PROPOSED SCAPPIUM

EXISTING DRIVE

CONCRETE SIDEWALK

GRANITE CURB

2 BRADFORD PEAR 2 1/2" CAL

NEW GRANITE CURB & CONC. SIDEWALK

582' 8" 10' W 106.95'

5' WALK

CURB

10

9

8

7

6

5

4

3

2

1

21'

19'

19'

21'

15'

21'

19'

21'

1

2

1

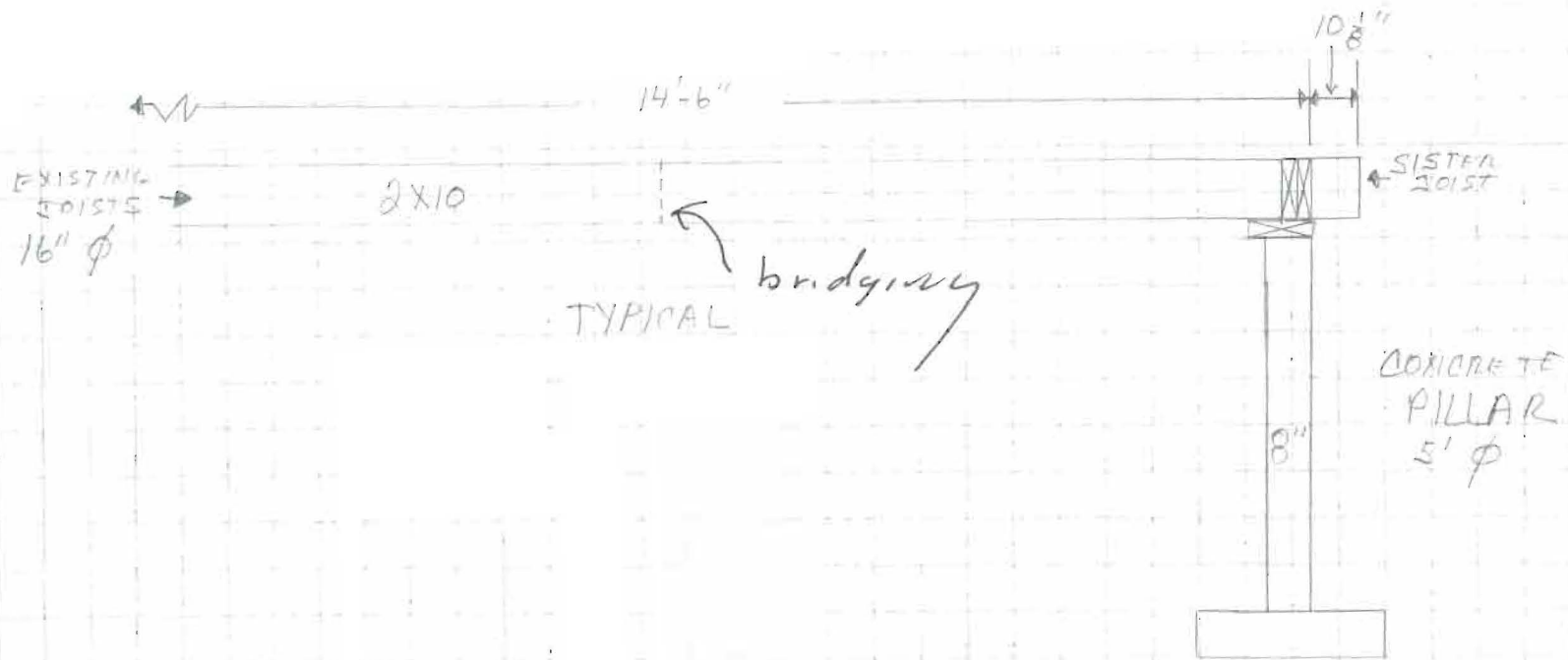
2

JUNIPER

GRANITE CONCRETE

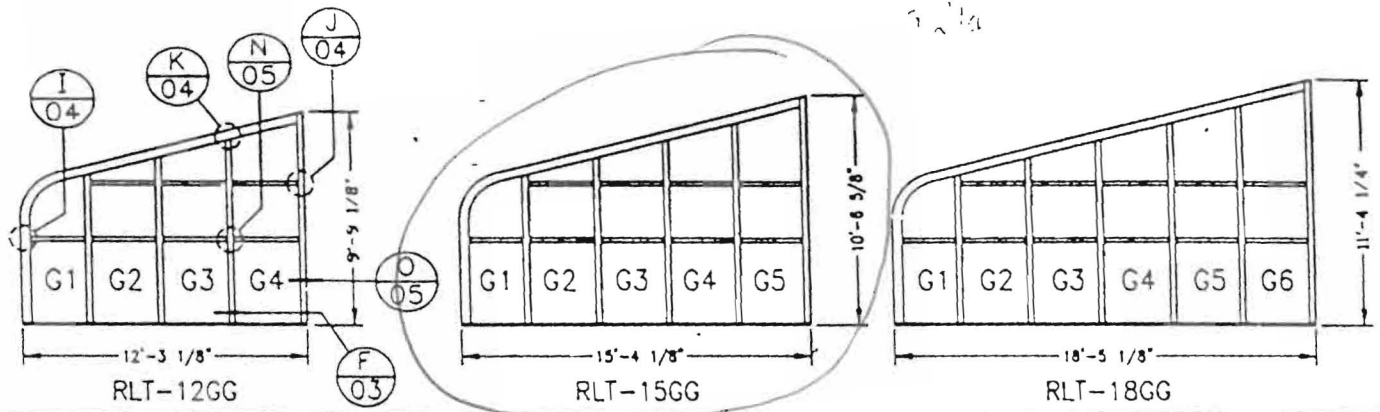
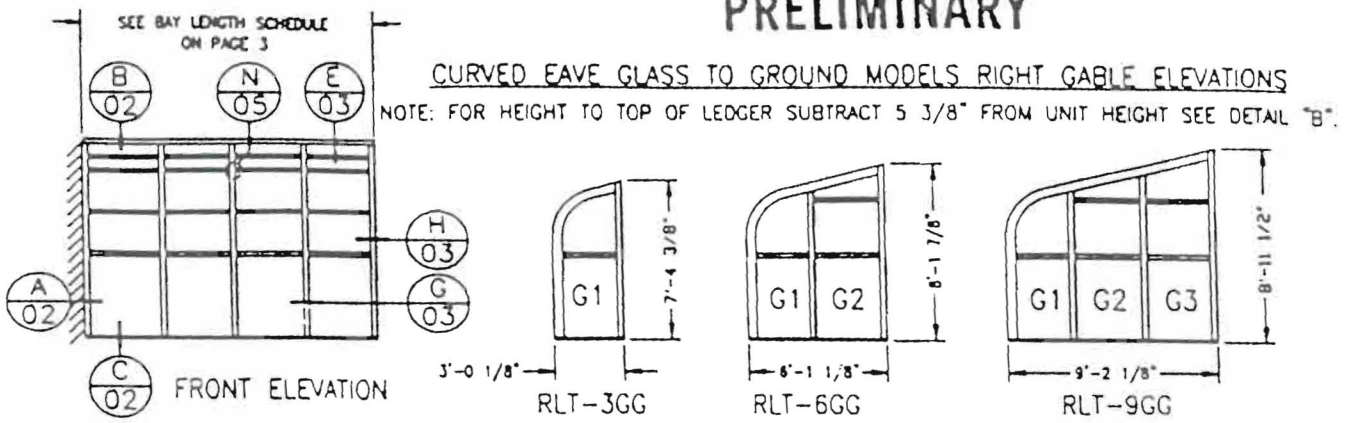
ST. JO

EAGLES CLUB



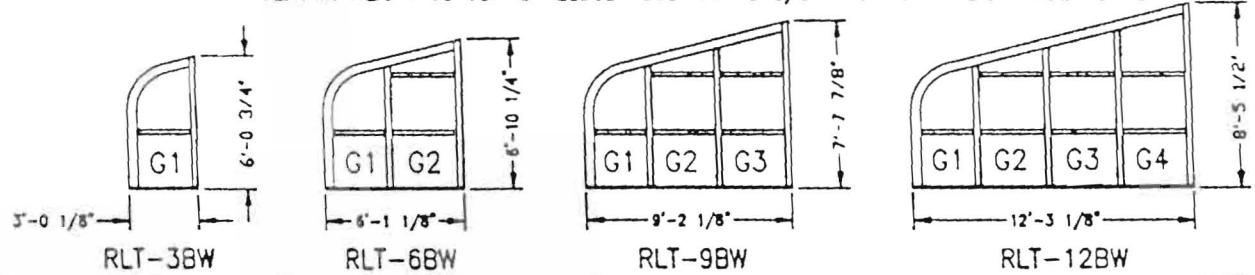
0-20-75 (A7-57)

SYSTEM 5 CURVED EAVE RLT UNIT ELEVATIONS PRELIMINARY

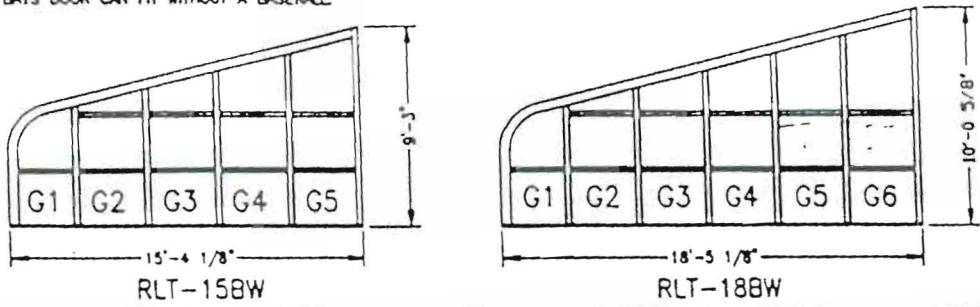


CURVED EAVE BASE WALL MODELS RIGHT GABLE ELEVATIONS (BASEWALL NOT SHOWN)

NOTE: FOR HEIGHT TO TOP OF LEDGER SUBTRACT 5 3/8" FROM UNIT HEIGHT SEE DETAIL "B".



STANDARD BASEWALL HEIGHT IS 15 5/8". TALLER BASEWALLS SHOULD BE MADE IN INCREMENTS OF 9 5/8" TO UTILIZE STOCK GLASS ABOVE THE DOOR. MINIMUM BASEWALL HEIGHTS TO FIT DOORS ARE AS FOLLOWS. DOOR WILL NOT FIT IN G1 GABLE BAY SO 2-BAY DOORS CANT FIT IN 3 FT OR 5 FT MODELS.
 G2-G3 BAYS MINIMUM BASEWALL 15 5/8"
 G3-G4 BAYS MINIMUM BASEWALL 9 5/8"
 G4-G5 BAYS DOOR CAN FIT WITHOUT A BASEWALL
 G5-G6 BAYS DOOR CAN FIT WITHOUT A BASEWALL



1. BASEWALL, FOUNDATION & FOOTING CONSTRUCTION MUST BE DESIGNED TO WITHSTAND LOADING CONDITIONS OF SOLARIUM AND IN ACCORDANCE WITH LOCAL & STATE BUILDING CODES.
2. NO DOORS OR WINDOWS WILL FIT IN GABLE BAY G1.
3. UNIT WIDTHS DO NOT INCLUDE FLASHING.

DRAWN BY RC
 CHECKED BY CM
 DATE 6-29-95

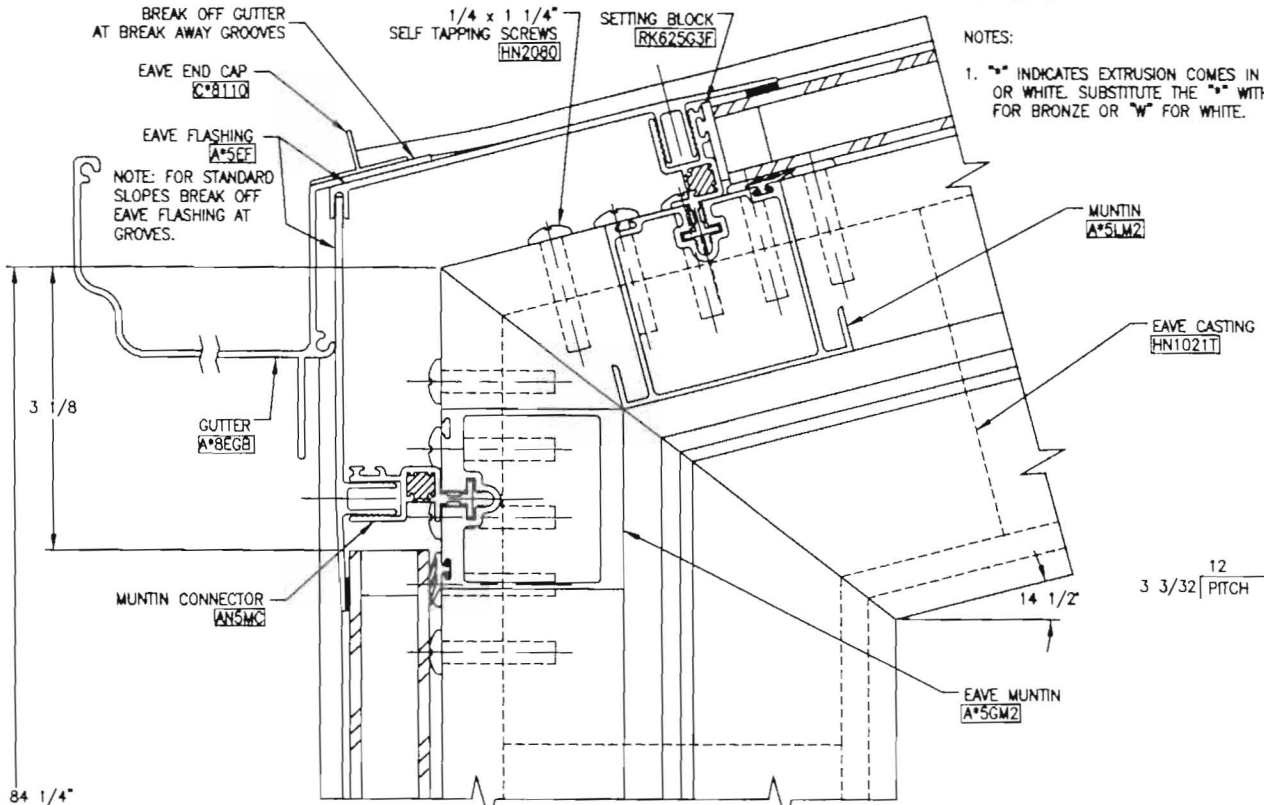
SCALE 1/4" = 1'
 DWG# 5-01
 PAGE 1 OF -

FOUR SEASONS SOLAR PRODUCTS CORP.
 5006 VETERANS MEMORIAL HIGHWAY
 HOLBROOK, NEW YORK, 11741
 DESIGNERS AND MANUFACTURERS OF FOUR SEASONS SUNROOMS

REVISION	B

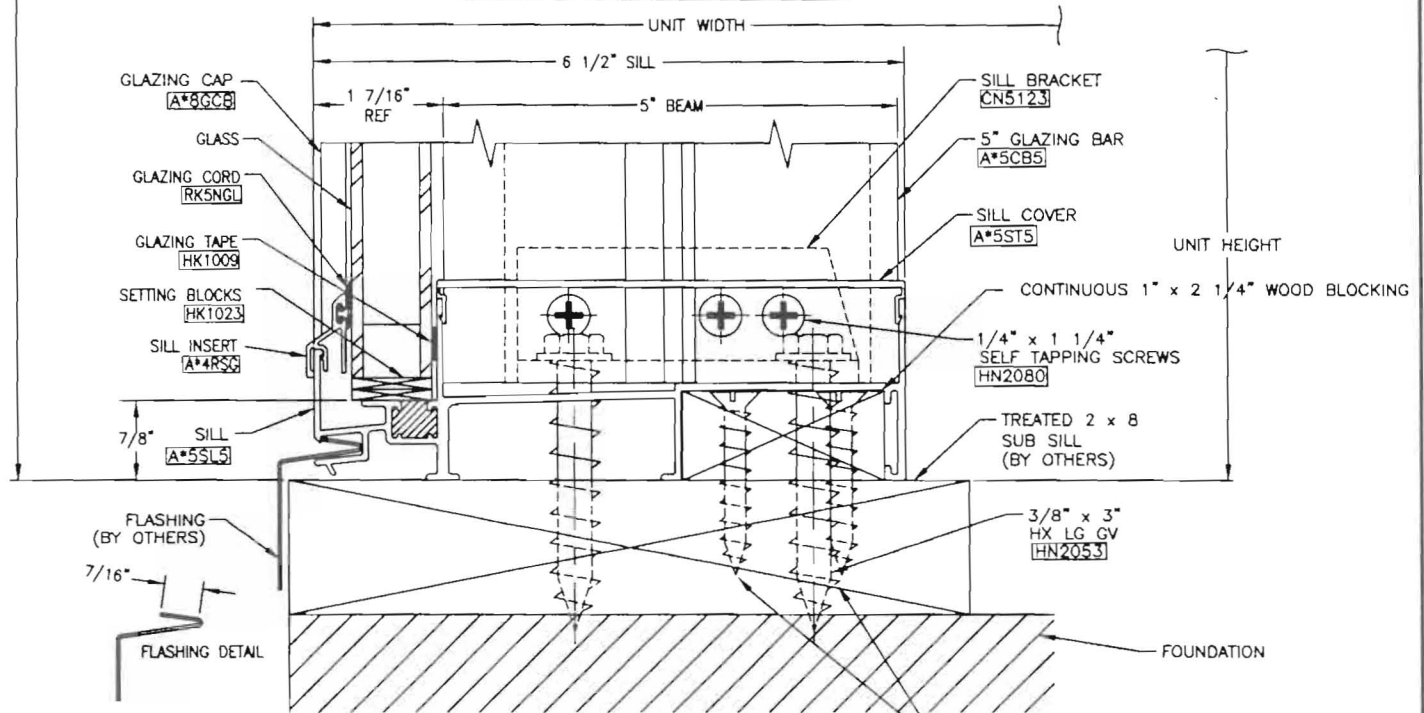
SYSTEM 5 FRONT SILL & MLT EAVE DETAILS

BREAK OFF GUTTER AT BREAK AWAY GROOVES
 EAVE END CAP **C*8110**
 EAVE FLASHING **A*5EF**
 NOTE: FOR STANDARD SLOPES BREAK OFF EAVE FLASHING AT GROOVES.
 1/4" x 1 1/4" SELF TAPPING SCREWS **HN2080**
 SETTING BLOCK **RK625G3F**
 NOTES:
 1. "*" INDICATES EXTRUSION COMES IN BRONZE OR WHITE. SUBSTITUTE THE "*" WITH "B" FOR BRONZE OR "W" FOR WHITE.



GG = 84 1/4"
 BW = 64 7/8"

DETAIL "?" MLT EAVE



DETAIL "?" FRONT SILL

SEPARATE 1/4" BLOCKING FASTENERS

DRAWN BY RC

SCALE 1:1

CHECKED BY CM

DWG# 5-02

DATE 8-7-95

PAGE 1 OF 1



FOUR SEASONS SOLAR PRODUCTS CORP.

5005 VETERANS MEMORIAL HIGHWAY

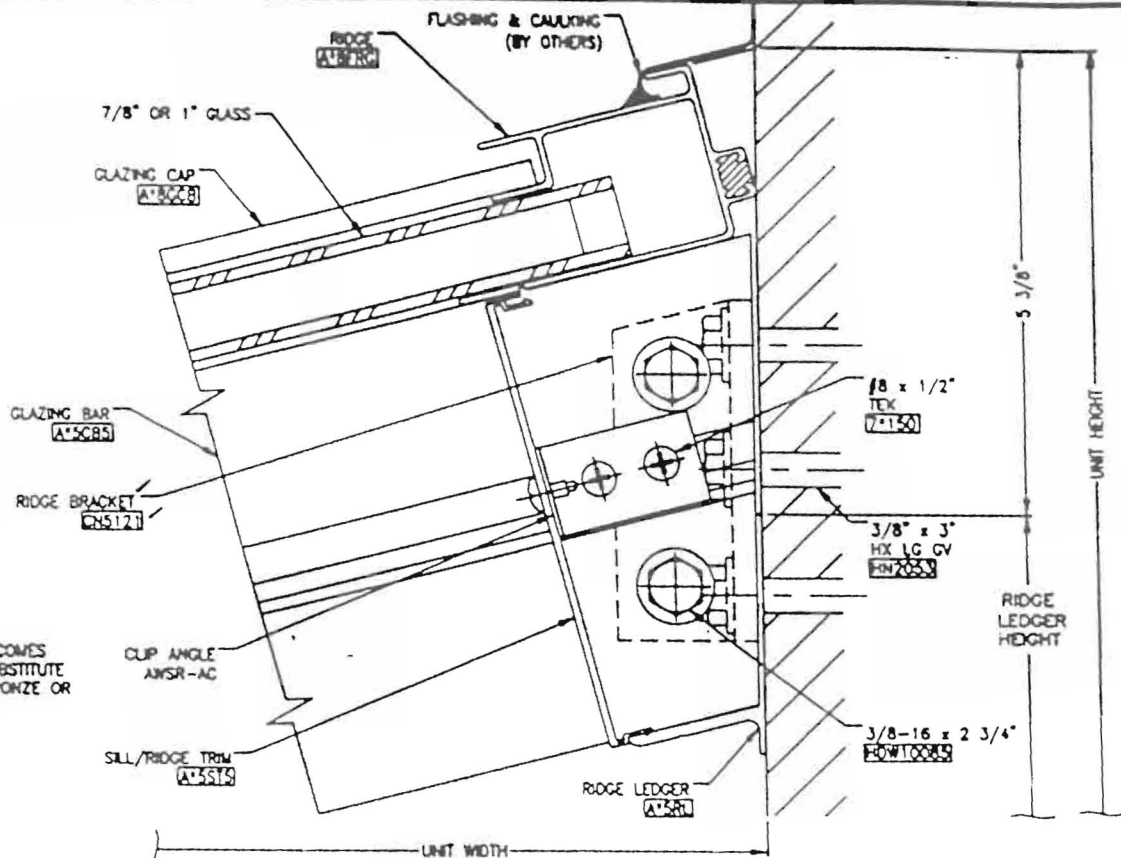
HOLBROOK, NEW YORK, 11741

DESIGNERS AND MANUFACTURERS OF FOUR SEASONS SUNROOMS

REVISION

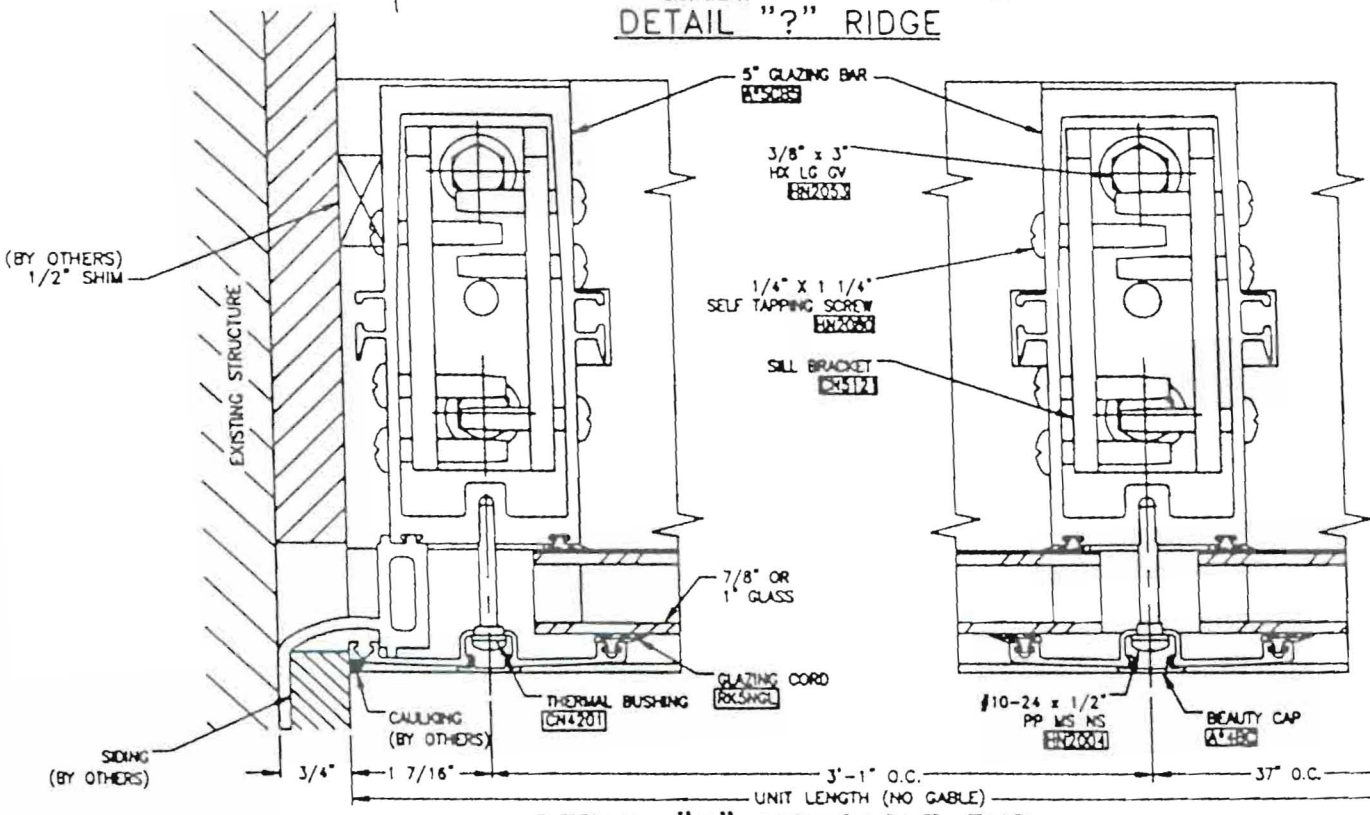
BY

PRELIMINARY



NOTES:
 1. "X" INDICATES EXTRUSION COMES IN BRONZE OR WHITE. SUBSTITUTE THE "X" WITH "B" FOR BRONZE OR "W" FOR WHITE.

UNIT WIDTH
DETAIL "X" RIDGE



UNIT LENGTH (NO GABLE)
DETAIL "X" NO GABLE END

DRAWN BY RC
 CHECKED BY CM
 DATE 8-10-95

SCALE 1:1
 DWG# 5-05
 PAGE 1 OF 1

FOUR SEASONS SOLAR PRODUCTS CORP.
 5006 VETERANS MEMORIAL HIGHWAY
 HOLBROOK, NEW YORK, 11741
 DESIGNERS AND MANUFACTURERS OF FOUR SEASONS SUNROOMS

REVISION	BY

SYSTEM 5 GABLE SILL & MUNTIN DETAILS

NOTES:

1. "W" INDICATES EXTRUSION COMES IN BRONZE OR WHITE. SUBSTITUTE THE "W" WITH "B" FOR BRONZE OR "W" FOR WHITE.

FIRST MUNTIN ON MLT UNITS

SECOND MUNTIN ON RLT UNIT

PRELIMINARY

FIRST MUNTIN ON RLT UNITS

2" GABLE MULLION
A-55QW2

DETAIL "A" GABLE MUNTIN DETAIL

UNIT LENGTH

6 1/2" SILL

2" GABLE MULLION
A-55QW2

2" MULLION

1 7/16"

SILL COVER
A-55ST3

1/8 x 1/2" TEXS
A-150

CUP ANGLE
A-55R-A3

SILL
A-55SL3

3/8" x 3" HX LG GY
A-2053

TREATED 2 x 8 SUB SILL (BY OTHERS)

FOUNDATION

GLAZING CAP
A-8003

GLASS

GLAZING CORD
A-55G3

SILL INSERT
A-4803

3/4" WIDE GLAZING TAPE
A-1033

SETTING BLOCKS
A-1023

7/8"

FLASHING (BY OTHERS)

7/16"

FLASHING DETAIL

1/10-24 x 3/4" PP MS MS
A-2003

MUNTIN INSERT
A-44M3

CROSS MUNTIN
A-44MT3

3/4" WIDE GLAZING TAPE
A-1033

SETTING BLOCKS
A-1023

7/8" TYP.

BUSHING
A-4201

MUNTIN CAP
A-44MC3

TRAPEZOID GLASS

MLT MUNTIN HEIGHT
GG = 80 9/16"
BW = 61 3/16"

RLT MUNTIN HEIGHT
GG = 82 1/2"
BW = 66 7/8"

RLT MUNTIN HEIGHT
GG = 47 1/4"
BW = 31 5/8"

UNIT HEIGHT

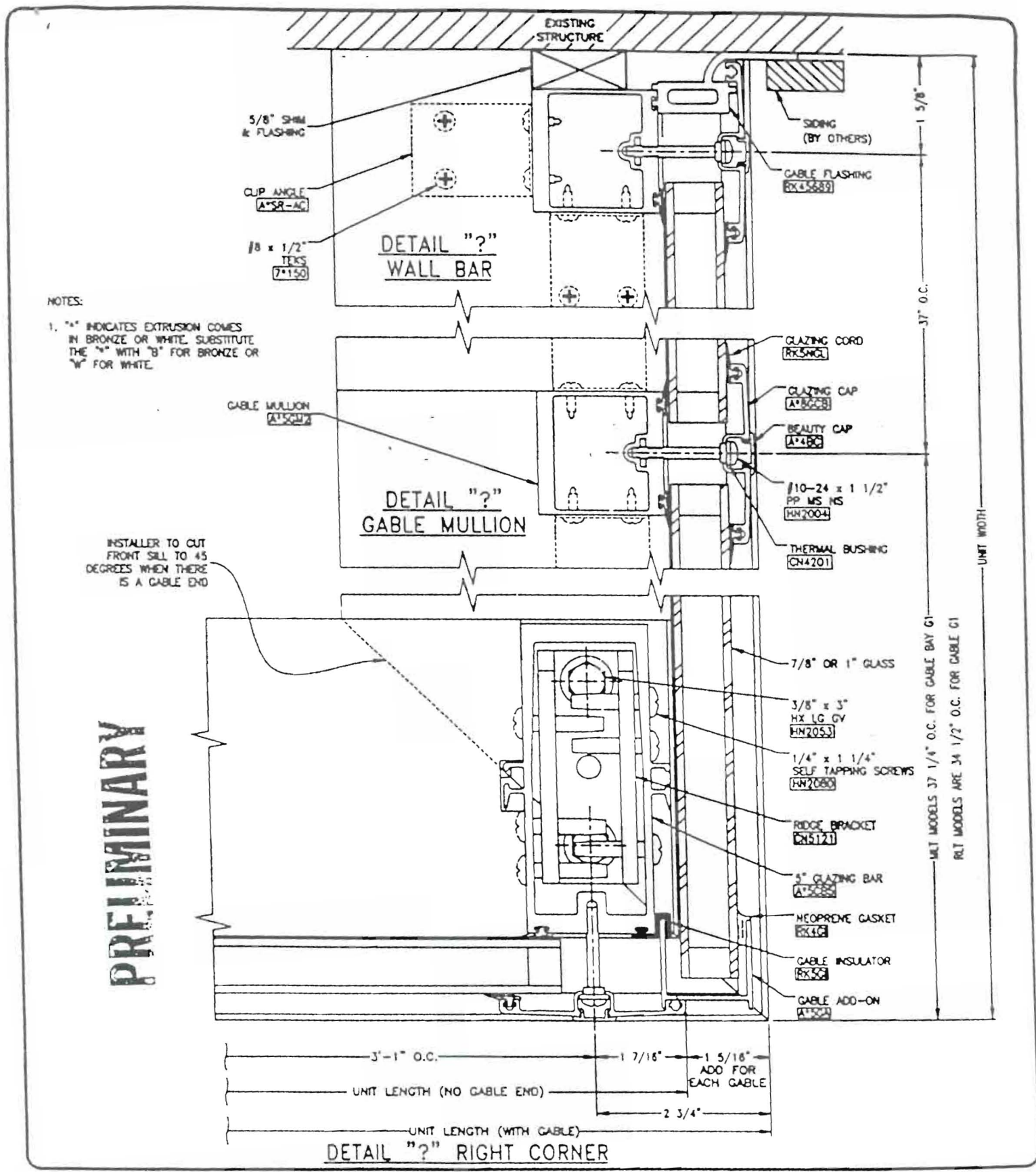
DETAIL "B" GABLE SILL

DRAWN BY RC
CHECKED BY CM
DATE 8-8-95

SCALE 1:1
DWG# 5-03
PAGE 1 OF 1

FOUR SEASONS SOLAR PRODUCTS CORP.
 8085 VETERANS MEMORIAL HIGHWAY
 HOLLIBROOK, NEW YORK, 11741
 DESIGNERS AND MANUFACTURERS OF FOUR SEASONS SUNROOMS

REVISION	BY



NOTES:
 1. "*" INDICATES EXTRUSION COMES IN BRONZE OR WHITE. SUBSTITUTE THE "*" WITH "B" FOR BRONZE OR "W" FOR WHITE.

INSTALLER TO CUT FRONT SILL TO 45 DEGREES WHEN THERE IS A CABLE END

PRELIMINARY

3'-1" O.C.
 UNIT LENGTH (NO GABLE END)
 UNIT LENGTH (WITH GABLE)
 1 7/16"
 1 5/16" ADD FOR EACH GABLE
 2 3/4"

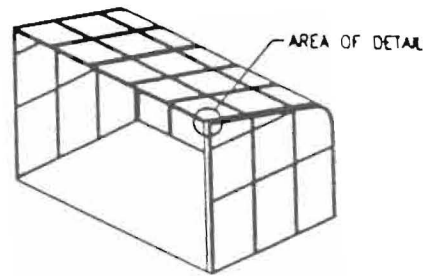
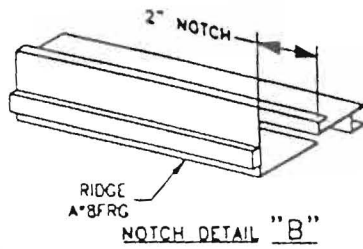
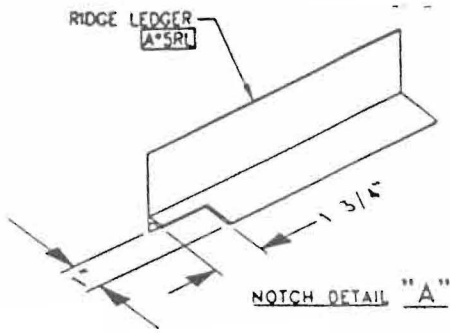
DETAIL " ? " RIGHT CORNER

DRAWN BY RC
 CHECKED BY CM
 DATE 8-10-95

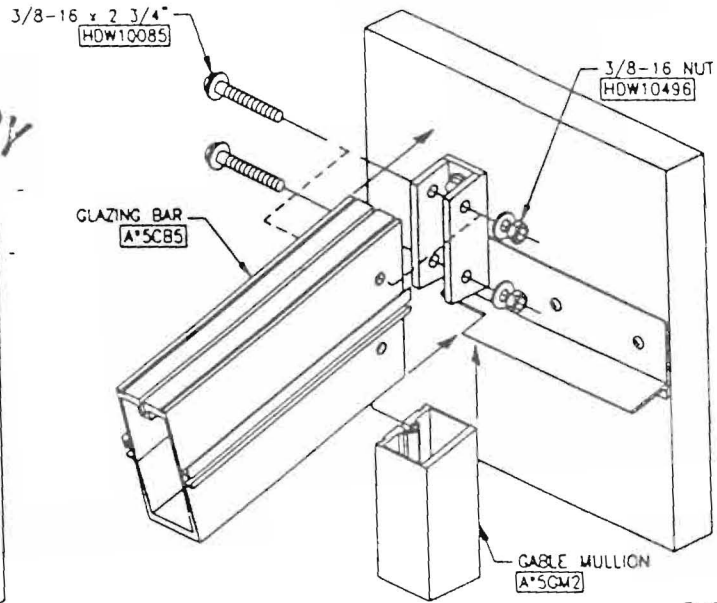
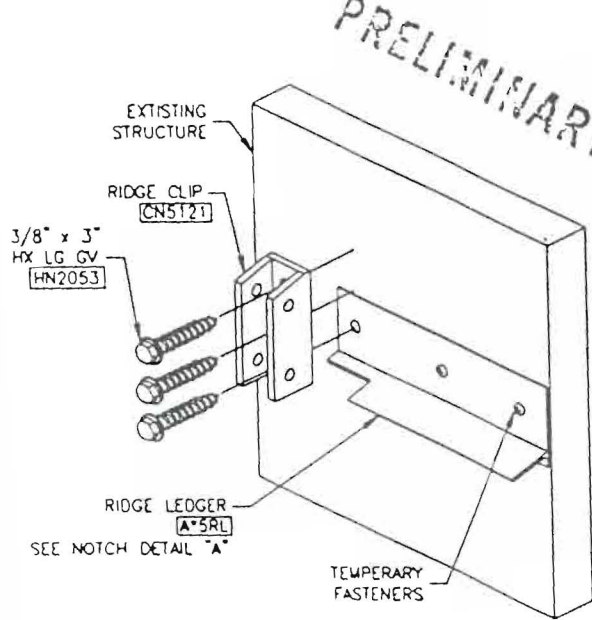
SCALE 1:1
 DWG# 5-04
 PAGE 1 OF 1

FOUR SEASONS SOLAR PRODUCTS CORP.
 5006 VETERANS MEMORIAL HIGHWAY
 HOLBROOK, NEW YORK 11741
 DESIGNERS AND MANUFACTURERS OF FOUR SEASONS SUNROOMS

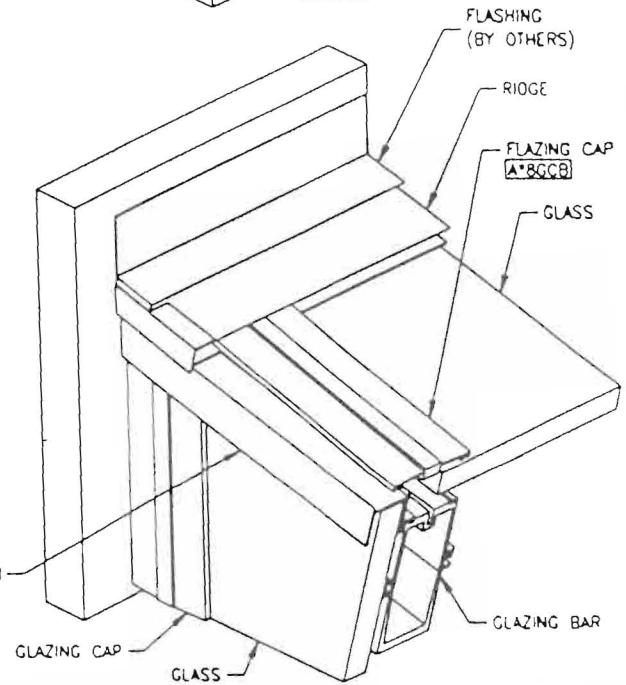
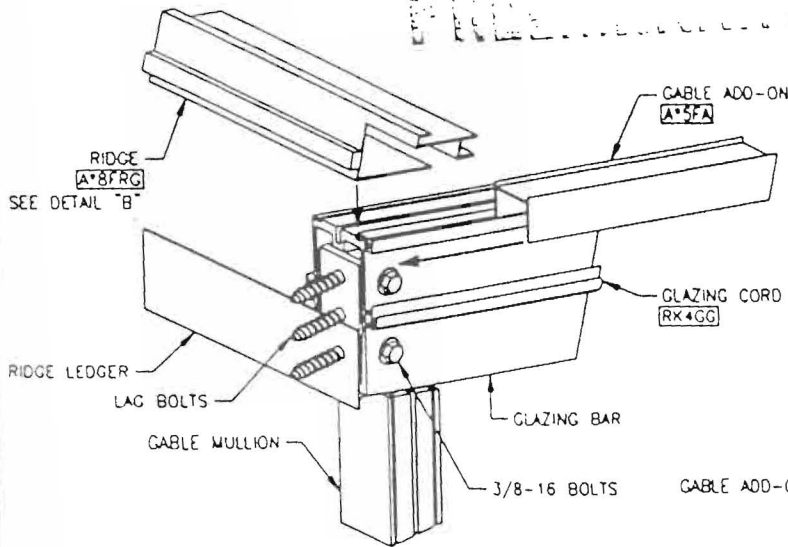
REVISION	BY



PRELIMINARY



PRELIMINARY



DRAWN BY RC
CHECKED BY CM
DATE 10-9-95

SCALE NONE
DWG/ 5-13
PAGE 1 OF 2

FOUR SEASONS SOLAR PRODUCTS CORP.
5005 VETERANS MEMORIAL HIGHWAY
HOLBROOK, NEW YORK, 11741
DESIGNERS AND MANUFACTURERS OF FOUR SEASONS SUNROOMS

REVISION	BY



84 Brook Road
 Falmouth, Maine 04105
 (207) 797-3778
 Phone/FAX

RR #1, Box 810
 Hardwick, Vermont 05843
 (802) 472-6723
 1 (800) 479-6723

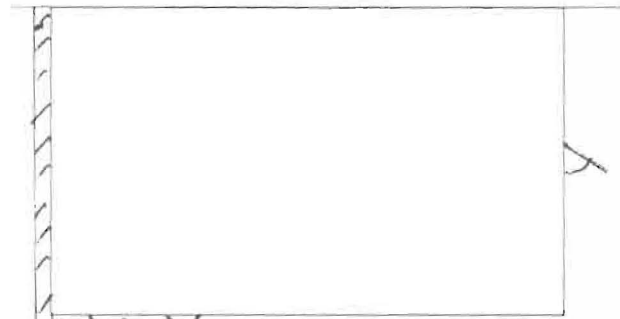
ORDER CONTRACT

Name EAGLES CLUB Date 6-14-98
 Address 184 ST. JOHN STREET City PORTLAND
 State MAINE Zip 04101 Tel 207-773-9448 Source PORTLAND HOME SHOW
 Orientation _____ Snow Conditions _____
 Available Height _____ Width _____ Depth _____

SOLARIUM/GREENHOUSE Mfg. FOUR SEASONS Model PLT-15GG-36"

Depth <u>15'-4 1/8"</u>	Frame <u>METAL</u>	ITEM	TYPE	QTY.	TOTAL
Bays <u>13</u>	Color <u>BRONZE</u>	Bays	<u>CE-GG</u>	<u>13</u>	\$ _____
Length <u>40'-5 1/4"</u>	Kneewall <u>32"</u>	Solid Gable	<u>CC-GG</u>	<u>1</u>	\$ _____
Height <u>10'-6 5/8"</u>	Pitch <u>3/12</u>	Door Gable	_____	_____	\$ _____

Accessory Location



Installation Charges \$ 4232
 Flashing \$ INCL
 Excessive Grade \$ _____
 Winter Conditions \$ _____

GLASS OPTION	TYPE	QTY.	TOTAL
Clear	_____	_____	\$ _____
Bronze	_____	_____	\$ _____
Low-E	_____	_____	\$ _____
Heat Mirror	<u>MC256+22</u>	<u>ALL</u>	\$ _____
LAMINATED ACCESSORIES	TYPE	ALL ROOF QTY.	TOTAL
Vent Sash	_____	_____	\$ _____
Motors	_____	_____	\$ _____
Skylight	_____	_____	\$ _____
Windows	_____	_____	\$ _____
Fans	_____	_____	\$ _____
Doors	<u>SWING</u>	<u>1</u>	\$ _____
Deadlight	_____	_____	\$ _____
Custom Parts	_____	_____	\$ _____
<u>DOUBLE DOOR W/ PANIC</u>	_____	<u>1</u>	\$ _____
Shades Color _____	Filter _____	Pattern _____	\$ _____

SITE PREPARATION BY DAN ORAM = \$5042
TERMS:

____ Payment in Full: 2% discount on order
 ____ One-third down with order - balance due on delivery

Prices and terms subject to change without notice
 This order is for material costs only.
 This contract is valid if accepted within 60 days of offer.

Notice of Cancellation: You may cancel this transaction without penalty or obligation within three (3) business days from date of signature

Customer agrees to provide reasonable truck access to building site. Expenses to overcome mud, snow or other obstacles are the responsibility of the customer

Customer Signature James W. Osbey Date _____

"The Quality is Obvious"

Dealer Signature [Signature] Date 6-14-98

Total Order \$ 55,383
 Payment Discount \$ _____
 BEFORE AND AFTER GLASS SALE \$ 11,478
 Subtotal \$ 43,905
 Sales Tax 6 % \$ 2,634
 Freight \$ 997
 Total \$ 47,536
 Down Payment \$ 15,687
 Balance Due \$ 31,849

\$56,810

BUILDING PERMIT REPORT

DATE: 7/22/98 ADDRESS: 1843 + Johns R (068-D-001)
REASON FOR PERMIT: install 4 Section Sunroom
BUILDING OWNER: Eagles 565
CONTRACTOR: Wintergreen Selection
PERMIT APPLICANT:
USE GROUP A-3 BOCA 1996 CONSTRUCTION TYPE

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *8, *9, *10, *12, *18, *19, *20, *24, *26, *29

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
*2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
*8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
*9. Headroom in habitable space is a minimum of 7'6".
*10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.

shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.

- 13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.

16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.

18. The Fire Alarm System shall be maintained to NFPA #72 Standard.

19. The Sprinkler System shall maintained to NFPA #13 Standard.

20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)

21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)

*24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

25. All requirements must be met before a final Certificate of Occupancy is issued.

*26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).

27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

28. Please read and implement the attached Land Use-Zoning report requirements.

29. *Two means of egress shall be provided*

- 30. _____
- 31. _____
- 32. _____

P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuckal