

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

Location of Construction: 123 Upper A St, Peaks Isl		Owner: Walter L. Schneller		Phone: 766-2091		Permit No: 9 80855	
Owner Address: SAA 04108		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Downtown Sun Space		Address: 9 Church Rd Brunswick, ME 04011		Phone:		Permit Issued:	
Past Use: 1-fam		Proposed Use:		COST OF WORK: \$ 12,142.00		PERMIT FEE: \$ 80.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: <i>3</i>	
Proposed Project Description: Construct four season sunroom - attached to house				Signature:		Signature: <i>[Handwritten]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: 1R-1 CBL: 088-L-012	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>OK [Handwritten]</i> 2/3/98 Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Zone C</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>major</i> <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: SP		Date Applied For: 24 July 1998					

PERMIT ISSUED
AUG - 6 1998
CITY OF PORTLAND

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 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

27 July 1998

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT 2

COMMENTS

8-18-98 Talked to Dawn East Sun Rooms asked for Sam's Requirements

they are going to send them (T)

8-20-

look up permit for deck on micro film? owner will send foundation

plan to us (T)

Blank lined area for additional handwritten notes.

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

BUILDING PERMIT REPORT

DATE: 3 Aug 1998 ADDRESS: 123 Upper A St, Peak Is. (088-L-012)
REASON FOR PERMIT: To Construct 6x20' Sun room
BUILDING OWNER: Schoeller
CONTRACTOR: Downeast Sun Space
PERMIT APPLICANT: _____
USE GROUP R-3 BOCA 1994 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *29, *30

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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material.
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. This is done to verify that the proper setbacks are maintained.
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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
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. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
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. All other Use group minimum 11" tread, 7" 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. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension

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-closers. (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.

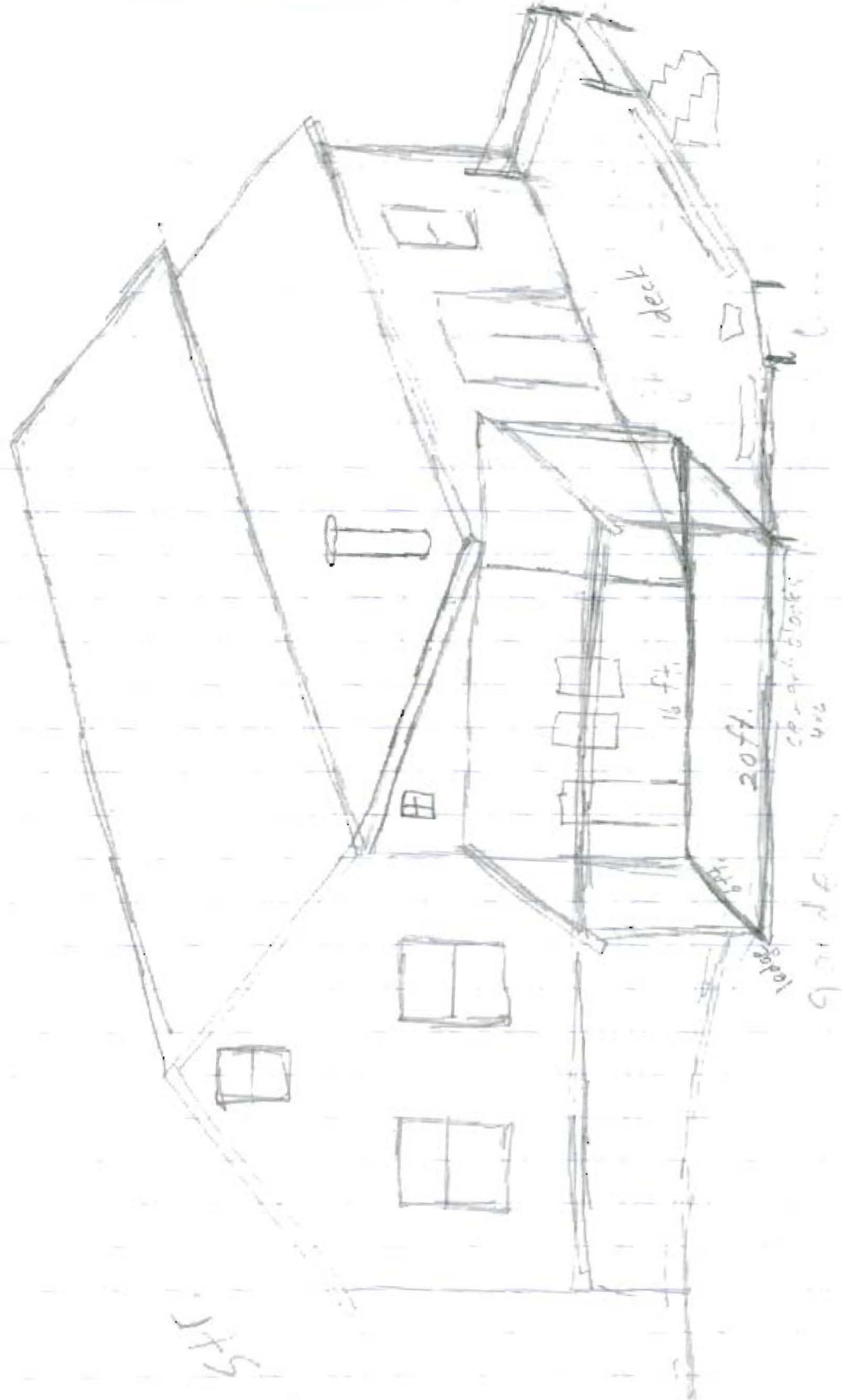
*29. All Glass & glazing shall be done in accordance with Chapter 24 of the City's building Code. (The BOCA National building Code/1996).

*30. This permit is being issued with the understanding a complete structural design must be submitted to this office for approval before work begins; This must include Foundation Framing glass and glazing design.



P. Samuel Hobbes, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal *Zoning Admin*



575

20 ft.

16 ft.

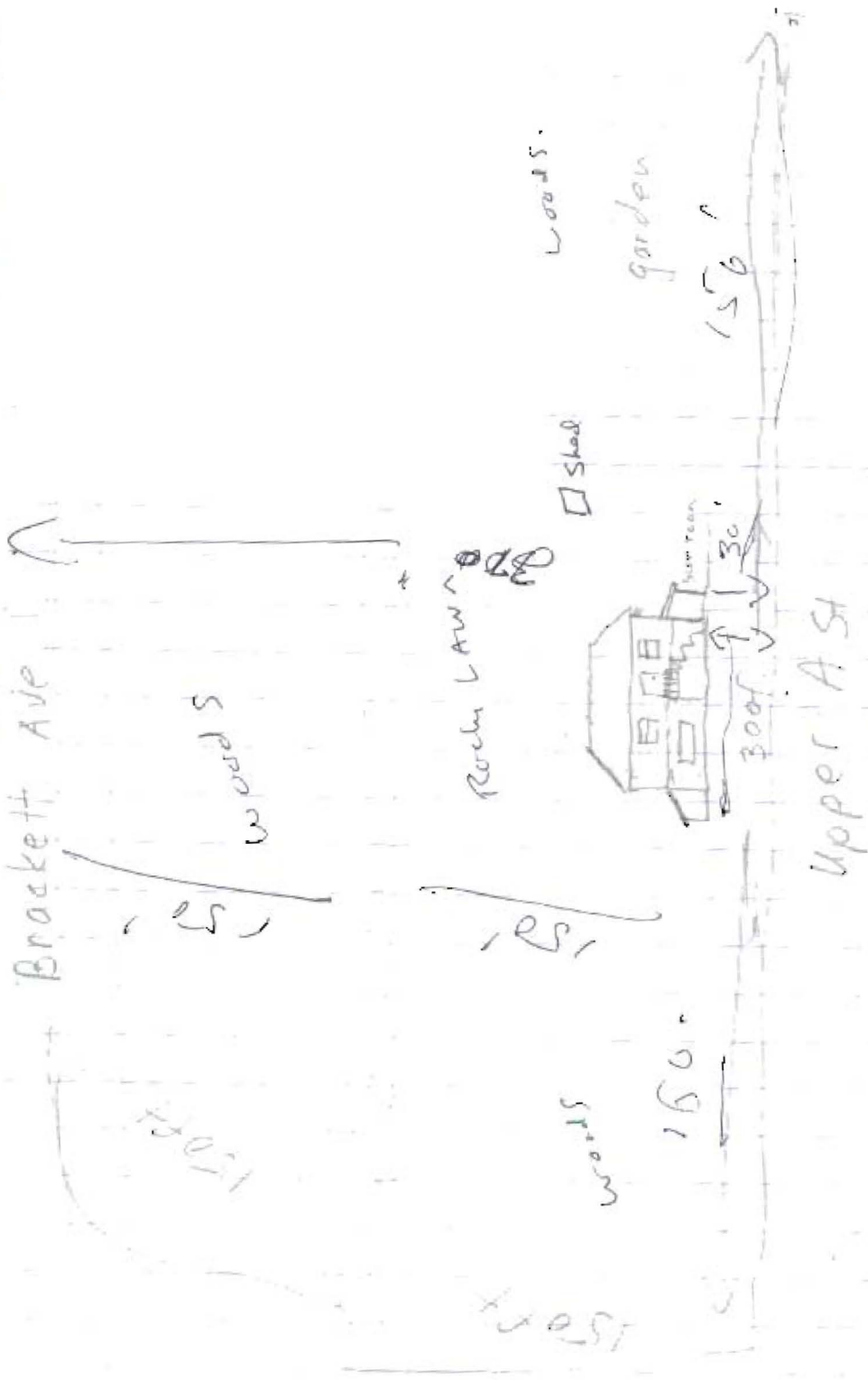
4 ft.

ceiling 6 ft.

4 ft.

10 ft.

Garden



588 L 012

Applicant: Walter Schnellan

Date: 8/3/98

Address: 123 upper "A" St, P.I.

C-B-L: 88-L-12^{1/2}, 18

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing - 1 fam - 1900 #

Zone/Location - IR-1

Interior or corner lot -

Proposed Use/Work - to construct 4 seasons Sun room Addition

Sewage Disposal -

Lot Street Frontage -

Front Yard - 30' req - 30' shown

Rear Yard - 30' req - 300'+ shown

Side Yard - 20' req - 150' shown
Also on side Dist

Projections -

Width of Lot -

Height -

Lot Area - 68606 #

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A Zone C

IN F O U R S E A S O N S

Simple clean design and attractively detailed interior woodwork

SYSTEM 9

Traditional wood post and beam sunroom

Choose from finely detailed oak or pine interior and bronze or white maintenance free aluminum exterior. Slow growth Canadian woods provide stability and strength. Aluminum tracks drain away water. Roof slope easily customised to any angle. Exclusive mortise and tenon joinery.



Exterior in white finish.



System 9 creates a natural and inviting setting.

DOWNEAST SUN SPACE INC.
 8 Church Rd
 Brunswick, ME 04011
 (207) 729-1868

PROPOSAL NO. _____
 SHEET NO. _____
 DATE 7-7-98

PROPOSAL SUBMITTED TO:

NAME Walter & Tatyana Scheller
 ADDRESS 123 Upper A St.
 CITY, STATE Peaks Island Me. 04108
 PHONE NO. 207-766-2091

WORK TO BE PERFORMED AT:

ADDRESS _____
 CITY, STATE Peaks Island
 DATE OF PLANS _____
 ARCHITECT _____

We hereby propose to furnish the materials and perform the labor necessary for the completion of

As per our agreement dated 7-3-98, we at DESS will
plywood Exposed Deck with Pt 1/2 4x8 Sheeks of Plywood.
Construct 2x6 vertical Framing Left side of Sunroom, with 1/2
C.P.X Ply & Insulate wall, also install a Beam & header Panel
Header to Exempt sunroom. All Material on a Cost plus
labor, exceeding cost to install sunroom.

You also agree to pay for the Ferry Transportation
and parking for Vehicle. Access to Island. For 2 Men
apt 8 to 10 days.

Cost of labor for 2 Men to Construct wall & ply Frame Header
should not exceed 2 to 3 days at 50.00 per hr for
2 Men, all material not used will be returned and credit
passed on to Customer.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawing and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of _____ Dollars (\$ _____) with payments to be made as follows Cost to be Paid Upon completion of work

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Paul Reed Esq.

Respectfully submitted

Phil Scheller
 Per DESS

Note - This proposal may be withdrawn by us if not accepted within _____ day

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date July 11, 1998 Signature Walter Scheller
 Signature _____



DOWNEAST SUN SPACE
 9 CHURCH ROAD
 BRUNSWICK, MAINE 04011
 TEL. & FAX (207) 729-1866



THIS AGREEMENT made the 3 day of July 19 98 between

Walter Schiveller 766-2099
(Home Owners) (Home Phone) (Business Phone)
 of 123 Upper A St Peaks Is Me 04108
(Street) (City) (State) (Zip)

hereinafter called the "Owner" and **DOWNEAST SUN SPACE** (an independently owned and operated business)
9 Church Rd Brunswick Me hereinafter called the "Contractor,"
(City) (State)

*Upgrade GLASS
 From Factory Discount*

WITNESSETH:

Contractor hereby agrees that it will, for consideration, hereinafter mentioned, furnish all labor and material necessary to install the following described Product at premises located at 123 Upper A St Peaks Island Me

We hereby submit specifications for the following Products:
SDM 6 DH (6' wide All door Model 18' 7 3/8 Len
(Model No.) (Length)

Accessories (circle one):
 Glazing Section: T DT Clear Glass Color: White Bronze Gable Ends: Left Right *MC Glass*
 Front & Gable Glass: 3 Roof Glass:
 Door(s) Quantity 3 Model No. fld door 2 Front 1 Gable
 Window(s) Quantity _____ Model No. _____
 Window(s) Quantity _____ Model No. _____
 Side Filler Kit Quantity _____

ADDITIONAL WORK Extend wall 2' 6" Part Home Back with standard
glass to Home, or field installed on Existing flat form

**Manufacturer warranty Apple
 Insulation warranty by DESS
 1 year out of Comp*

TOTAL CASH PRICE:	\$	<u>12,142⁰⁰</u>
Down Payment	\$	<u>4,500⁰⁰</u>
Amount Due	\$	<u>7,642</u>

EXCLUSIONS: Paint, Elec, Heat,

<u>\$4500⁰⁰</u> DEPOSIT	<u>\$4542</u> C.O.D. AT DESS	PAYMENT SCHEDULE <u>\$2000⁰⁰</u> START OF CONSTRUCTION	<u>\$1100</u> COMPLETION
---------------------------------------	---------------------------------	--	-----------------------------

NOTE: Prices include complete installation, removal of all debris and clean up.

OWNER ACKNOWLEDGES THAT CONTRACTOR HAS NOT MADE, AND OWNER HAS NOT RECEIVED ANY REPRESENTATIONS OR WARRANTIES REGARDING ADVANTAGEOUS TAX CONSEQUENCE ARISING FROM THE PURCHASE OR INSTALLATION OF THE ABOVE DESCRIBED PRODUCTS.
 "YOU THE BUYER MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT."
 DO NOT SIGN THIS CONTRACT IN BLANK! YOU ARE ENTITLED TO A COPY OF THE CONTRACT AT THE TIME YOU SIGN. KEEP IT TO PROTECT YOUR LEGAL RIGHTS. WE, THE AFORESAID OWNERS CERTIFY THAT IMMEDIATELY AFTER SIGNING OF THIS AGREEMENT, A COMPLETELY EXECUTED COPY WAS FURNISHED TO US. OWNER UNDERSTANDS THAT CONTRACTOR IS AN INDEPENDENTLY OWNED AND OPERATED ENTITY LICENSED TO SELL AND INSTALL THE FOUR SEASONS PRODUCT LINE AND OWNER EXPRESSLY WAIVES ANY CLAIM AGAINST FOUR SEASONS SOLAR PRODUCTS CORP, OR ITS AFFILIATES, EXCEPT IN ACCORDANCE WITH SUCH WRITTEN WARRANTIES AS MAY ACCOMPANY THE PRODUCTS. ANY CLAIM CONTROVERSY OR DISPUTE ARISING FROM THE SALE OR INSTALLATION OF THE PRODUCTS SHALL BE GOVERNED BY THE LAWS OF THE STATE OF MAINE AND SHALL BE RESOLVED EXCLUSIVELY THROUGH THE COMMERCIAL ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION.
 NOTE: THIS CONTRACT MAY BE CANCELLED WITHIN 10 BUSINESS DAYS FOR ANY REASON WHATSOEVER BY CONTRACTOR. THIS CONTRACT WILL ONLY BECOME EFFECTIVE WHEN SIGNED BY AN AUTHORIZED OFFICER OF THE CONTRACTOR.

Walter Schiveller 7-3-98 [Signature] 7-3-98
 OWNER DATE CONTRACTOR DATE

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

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

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 <i>123 Upper A St Peaks Isl.</i>			
Tax Assessor's Chart, Block & Lot Number Chart# <i>088</i> Block# <i>L</i> Lot# <i>012</i>		Owner: <i>WALTER L. SCHNELLEN</i>	Telephone# <i>7662091</i>
Owner's Address: <i>123 Upper A St. PEAKS, PORTLAND</i>		Lessee/Buyer's Name (If Applicable) <i>04108</i>	Cost Of Work: <i>\$12,142</i> Fee <i>\$80</i>
Proposed Project Description (Please be as specific as possible) <i>A Four Season Sun Room To Be Attached to House.</i>			
Contractor's Name, Address & Telephone <i>207 729 1866</i> <i>DOWNEAST SUN SPACE 9 Church Road, BRUNSWICK, MAINE 04011</i>			Rec'd By: <i>SO</i>

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 (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

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

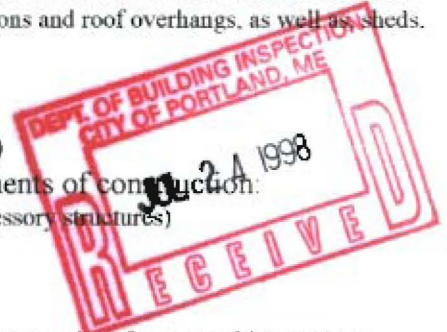
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such 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 <i>Walter Schnell</i>	Date: <i>July 24, 1998.</i>
--	-----------------------------

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



8-24-98

At Sam Hoffses
389 Congress St
Portland Me 04101
Building Inspector
City Hall

Referring to Lot CBL-88-L-012

Customer Walter Schneller
123 Upper A Rd.
Peaks Island -

Also Low E-Arizon, (Both High Temp Glass)

Sir.

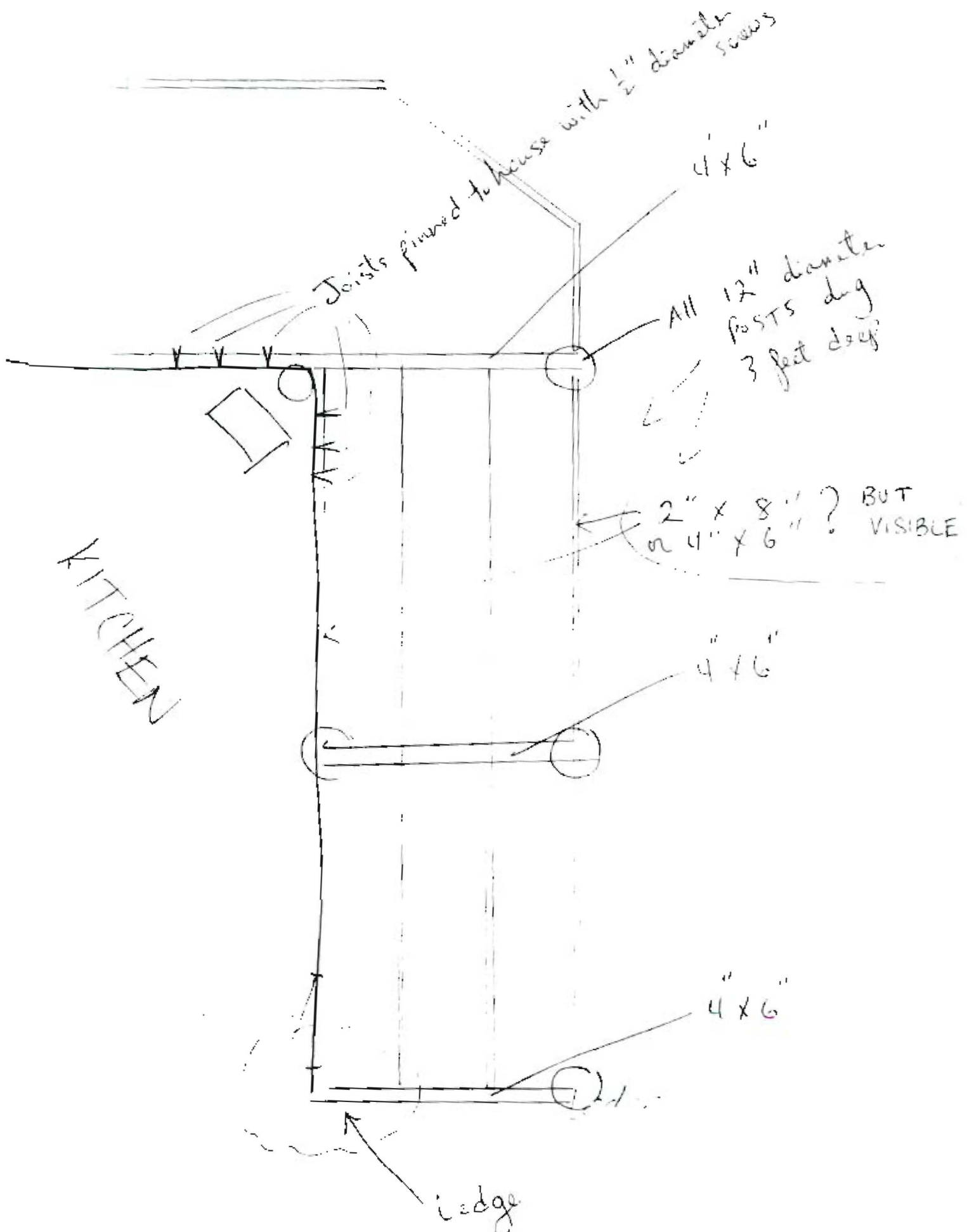
If you have any questions Please Call

us.

DOWNEAST SUN SPACE INC.
9 Church Rd
Brunswick, Me. 04011
(207) 729-1866

Thank you
RD

Shirley
2364ppa 1 SP. net.



KITCHEN

Joists pinned to house with 1/2" diameter screws

All 12" diameter posts dug 3 feet deep

2" x 8" ? BUT or 4" x 6" ? VISIBLE

4x6

4x6

ledge

