

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read
Application And
Notes, If Any,
Attached

Permit Number: 061300

PERMIT ISSUED

This is to certify that WARTELL BURT M & GAYLE B WARTELL / Winter Green Variu

has permission to build new 3 season enclosed porch

AT 286 STEVENS AVE 176 HO14001

provided that the person or persons who apply for and accept 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 procured before this building or part thereof is loaded or service closed-in. 4 HOUR NOTICES REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

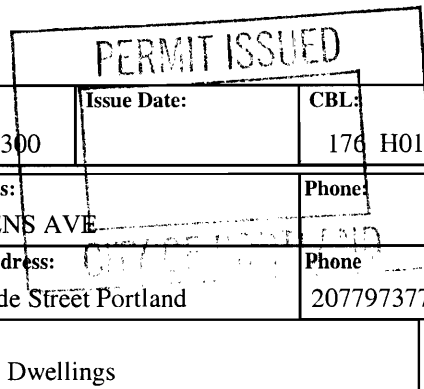
Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

Thomas H. Marbley 10/12/06
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: 06-1300	Issue Date:	CBL: 176 H014001
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Location of Construction: 286 STEVENS AVE	Owner Name: WARTELL BURT M & GAIL B W	Owner Address: 286 STEVENS AVE	Phone:
Business Name:	Contractor Name: Winter Green Solariums	Contractor Address: 536 Riverside Street Portland	Phone: 2077973778
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home/ build new 3 season enclosed porch	Permit Fee: \$280.00	Cost of Work: \$26,000.00	CEO District: 3
Proposed Project Description: build new 3 season enclosed porch 16' x 16'		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature:	Signature:	
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: Idobson	Date Applied For: 09/06/2006	Zoning Approval		
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<ol style="list-style-type: none"> 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"/> Miner <input type="checkbox"/> MM <input type="checkbox"/> Date: 9/15/06	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 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:
	Signature: <i>ok with conditions</i>		

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1300	Date Applied For: 09/06/2006	CBL: 176 H014001
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Location of Construction: 286 STEVENS AVE	Owner Name: WARTELL BURT M & GAIL B W	Owner Address: 286 STEVENS AVE	Phone:
Business Name:	Contractor Name: Winter Green Solariums	Contractor Address: 536 Riverside Street Portland	Phone: (207) 797-3778
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home/ build new 3 season enclosed porch	Proposed Project Description: build new 3 season enclosed porch
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/15/2006

Note: **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of submitted plans and setback information received by phone. Any deviations shall require a separate approval before starting that work.
- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 10/12/2006

Note: **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:

9/14/2006-mes: left voice mail for owner on cell. The plot plan has no dimensions for setbacks on it - I will need that to determine compliance. - In M's hold.

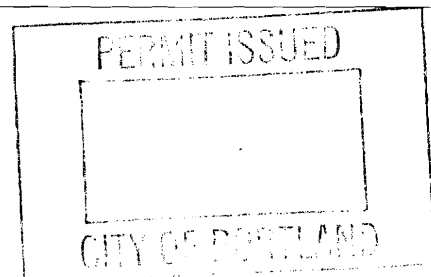
9/15/2006-mes: owner left setback information on my voice mail - completed permit

9/27/2006-tm: called owner and requested info on stairs, no framing details for stairs given.

9/28/2006-tm: called owner again to ask for stair details. He returned my earlier call and left a message saying they are standard stairs????

10/10/2006-tm: called owner for the third time and requested info for stairs!!!!

10/12/2006-tm: owner called and left required stair details on voicemail.

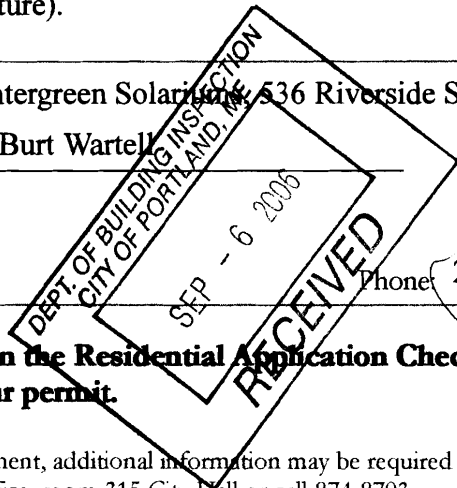




Residential Building Permit Application

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: 286 Stevens Avenue		
Total Square Footage of Proposed Structure 256	Square Footage of Lot 8023	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 176 H 14	Owner: Burt M. and Gail B. Wartell	Telephone: 772-0792
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Burt Wartell 286 Stevens Avenue Portland, ME 04103 207-772-0792	Cost Of Work: \$ 26,000.00 Fee: \$ 255.00
Current Specific use: Deck with 3-season enclosed porch removed in 2005		
Proposed Specific use: 3-season enclosed porch		
Project description: Replace previously existing 8'x16' sunporch and attached 8'x16' deck with a 16'x16' sunporch made up of a 7'10x16 wood frame enclosure and attached 8'2"x12'10" aluminum and glass solarium. Retain existing utilities (electric light and outlets and steam radiator which were blanked off and locked out during removal of prior structure).		
Contractor's name, address & telephone: Self / Wintergreen Solariums, 536 Riverside St., Portland 797-3778		
Who should we contact when the permit is ready: Burt Wartell		
Mailing address: _____		
Phone: 207-415-2010 (cell)		



9/11/06 left message

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections 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 of applicant: <i>Burt Wartell</i>	Date: <i>9/6/2006</i>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

286 Stevens Avenue
(Proposed)

R-5

Front - 20' min - N/A

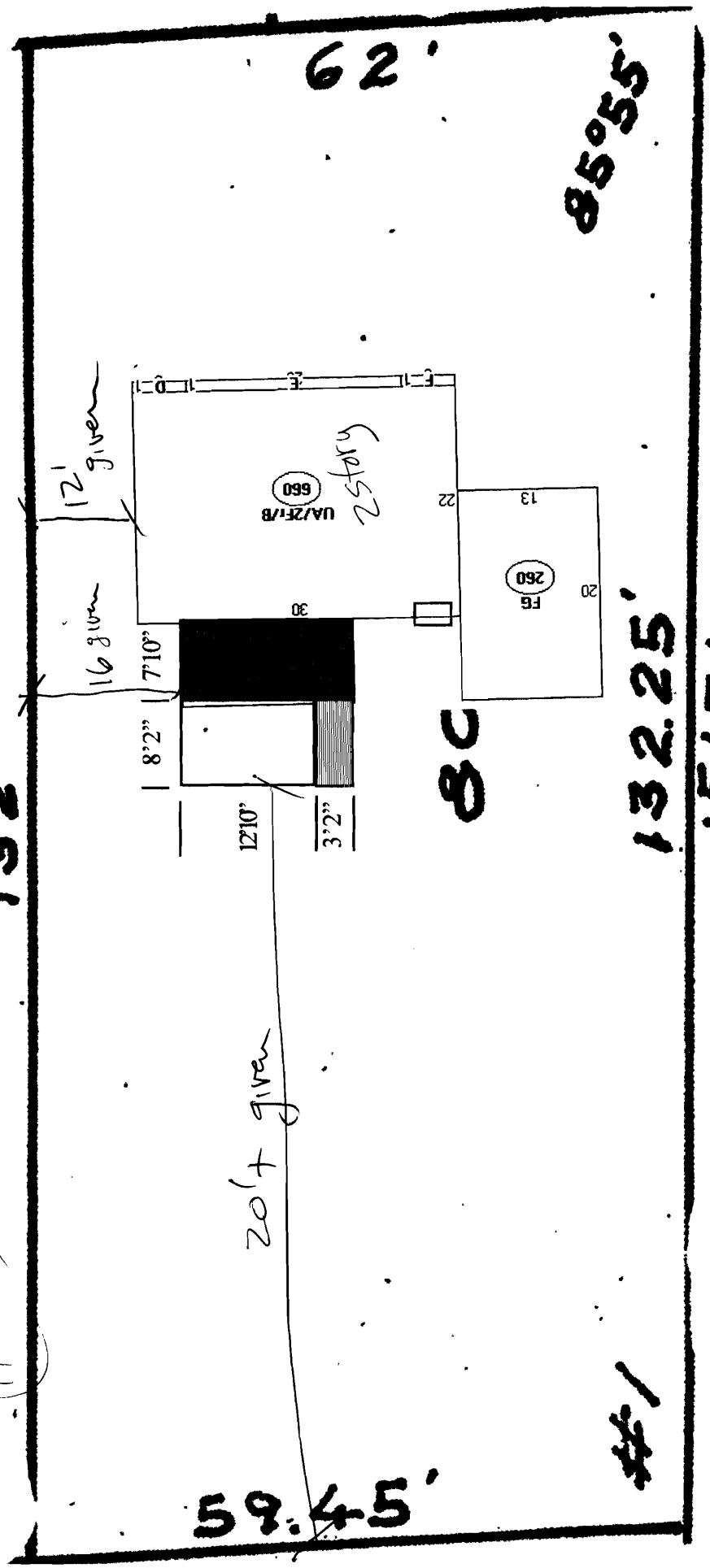
REAR 20' min

Side: 8' min - 16' given by owner
on voice mail 9/15/18
for 1st story

$$8023 \times 406 = 3209.2 \text{ sq MAX}$$

$$\begin{array}{r} 660 \\ 260 \\ + 256 \\ \hline 1176 \end{array} = 16 \times 16$$

132'



59.45'

#1

132.25'

151.7'

62'

85.55'

80

UA/2F/8 (660) 2 story

FG (260)

12' given

16' given

7'10"

12'0"

3'2"

20' + given

22

13

20

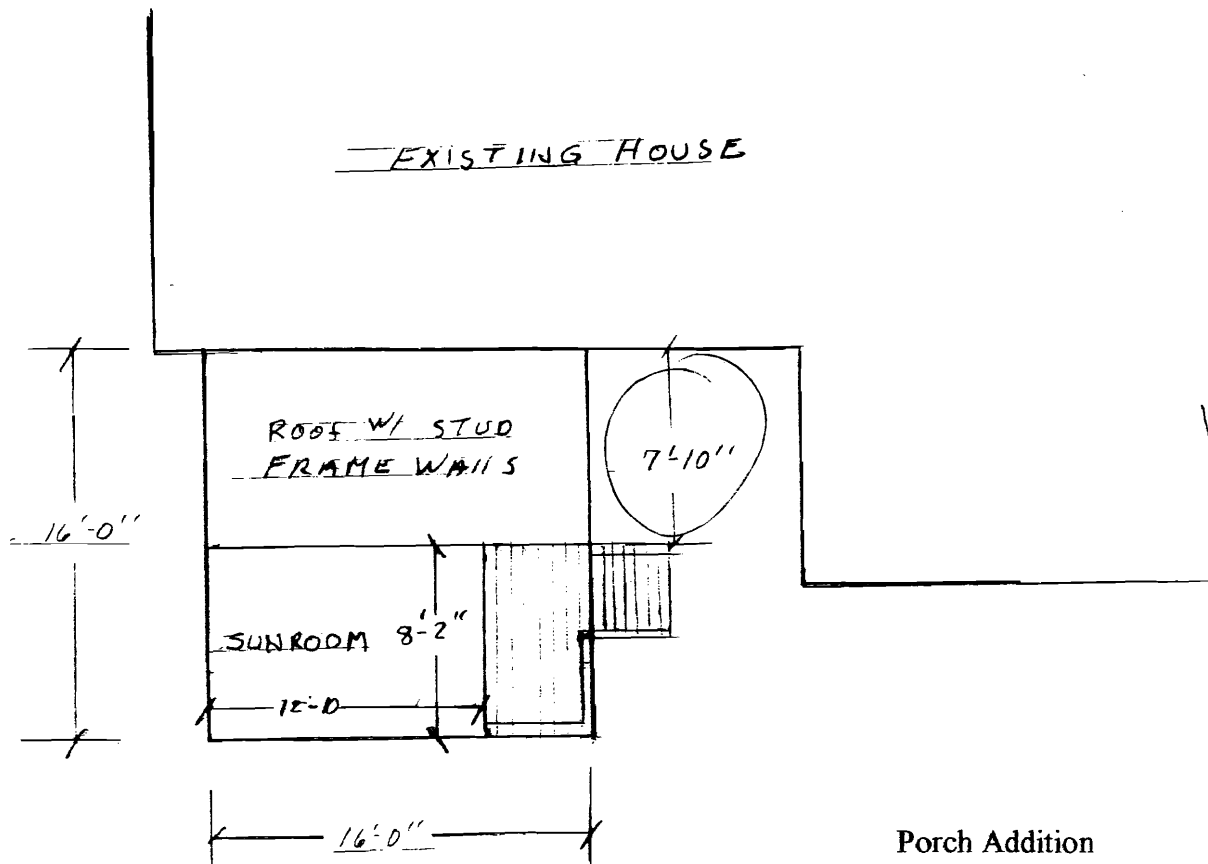
FG

260

30

132.25'

151.7'



Porch Addition

Floor System: To be constructed of 2x10 wood joists 16" on centers w/ 3/4 T&G Advantec sub-floor

Walls: To be constructed of 2x6 wood frame walls w/ 1/2" sheathing and siding to match house.

Roof System: To be constructed of 2x8 wood rafters 16" on centers w/ 1/2 plywood sheathing & standard shingles.

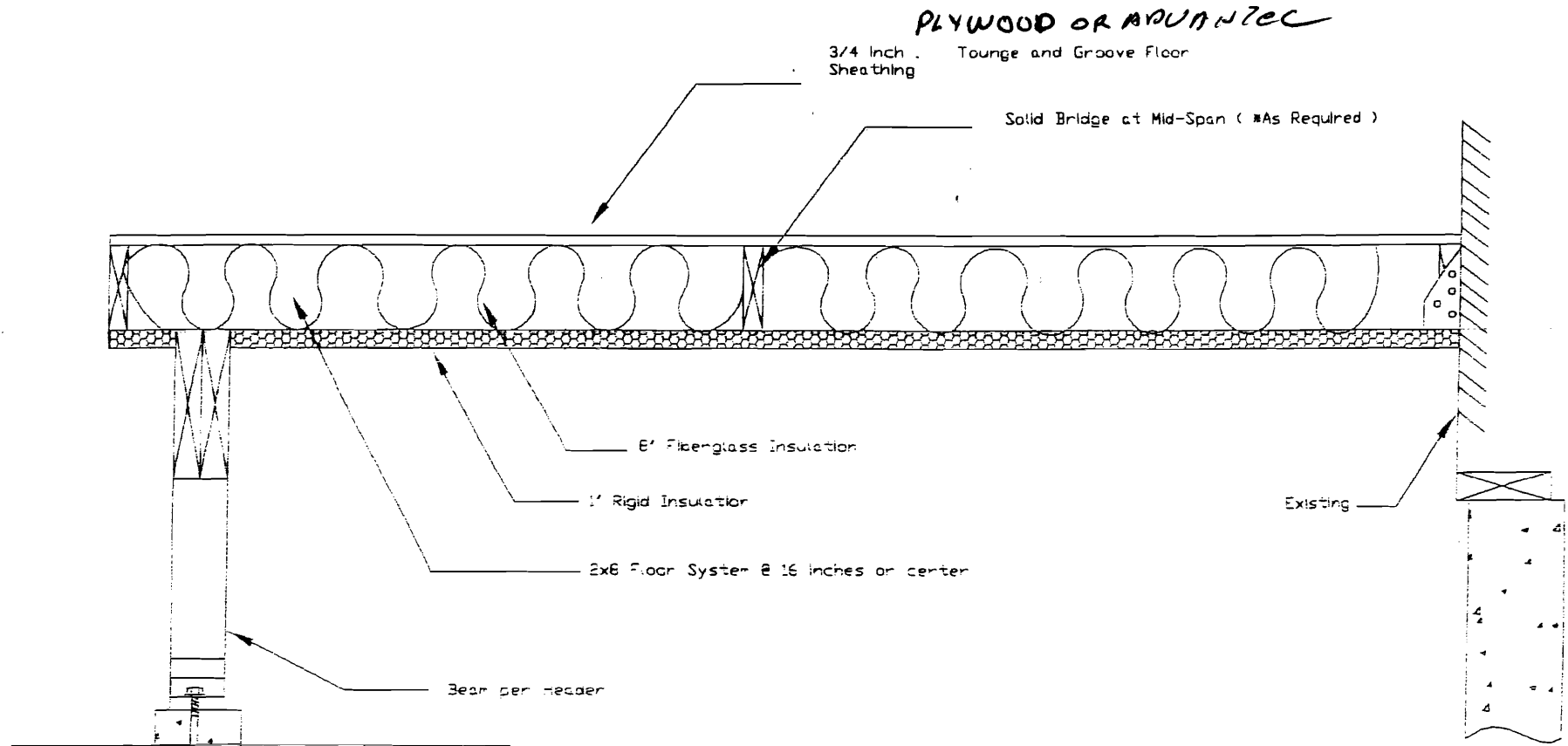
Sunroom: A 4 Seasons sunroom to be constructed On a portion of the porch (see enclose ISO)

Supports: (6) pre-cast piers 4' long w/ 6"x6" pt posts Support girder w/ 2 2x10 girders.

Steps: PT steps and stringers w/ pt rails & balsters

16 OC

Standard Floor System R-32



- Up-Grade to 2x10 floor system R-40
- Up-Grade to 2x12 floor system R-47
- Up-Grade to 'Tile' Floor system
Addition Layer of 1/2" CDX Sheathing
- Up-Grade to Marginal Soils conditions
12" Sono Tubes and/or additional loading

WinterGreen Solariums
536 Riverside Street Portland, Maine 207 797-3778

Standard Post / Deck System Schematic

PROJECT

Date / /

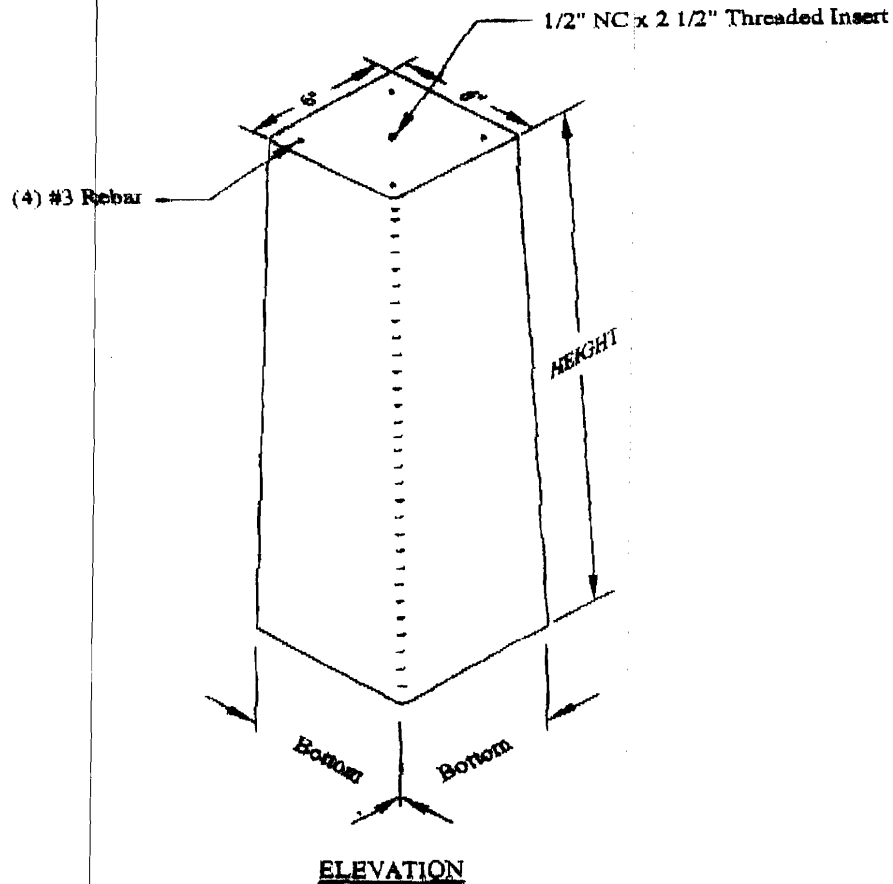


Gagne Precast

CONCRETE PRODUCTS

~ Service and Quality ~

PRECAST CONCRETE PIERS



Height (Feet)	Bottom (Inches)	Item #	Weight
4'-0"	9"	21740	230 lbs.
5'-0"	10"	21750	340 lbs.
6'-0"	11"	21760	450 lbs.

DESIGN NOTES:

- 1) Concrete Mix Design is 4,000 PSI standard at 28 days, Type 3 Cement.
- 2) Reinforcing Steel ASTM A 615, Grade 60
- 2) Smooth Finish on all exposed surfaces.

C:\A_Gagne_Tim\Gagne_Catalog\Section_1\Precast_Pier.dwg 022003

HARDSCAPE PRODUCTS • CONSTRUCTION SUPPLIES • CONCRETE BLOCKS • PRECAST PRODUCTS

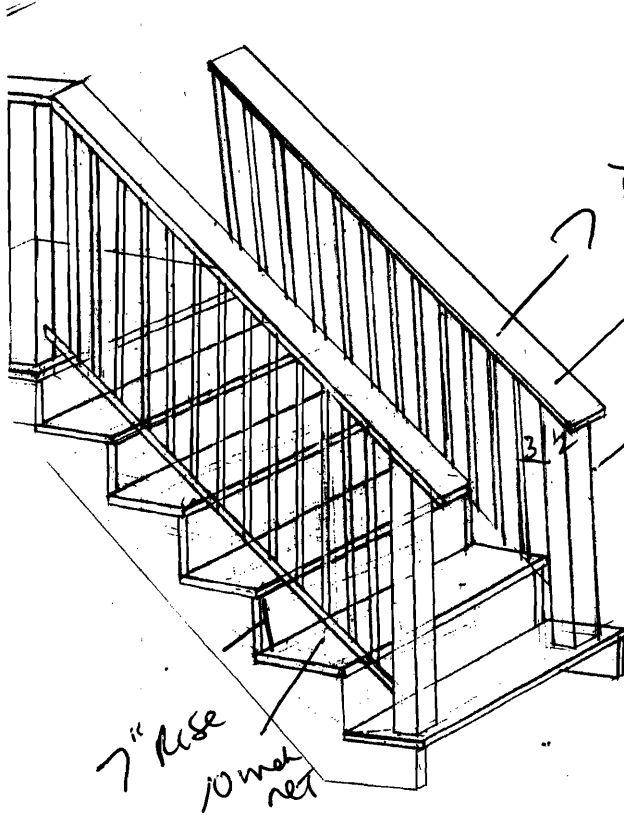
270 Riverside Drive
Auburn, ME 04210
1-800-339-1132

RR 1 Box 85
Belgrade, ME 04917
1-800-339-3313

1506 State Street
Veazie, ME 04401
1-800-649-7393

70 Warren Avenue
Westbrook, ME 04092
1-800-339-9184

www.gagneprecast.com



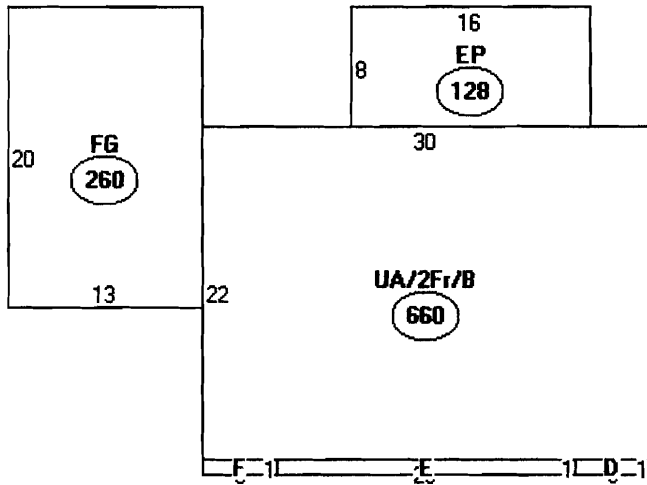
7 Details?

34 inches

3 FT wide min

Details given by
Burt Wartell 10/12/06
Jr

7" Rise
10" run
net



Descriptor/Area

- A: UA/2F1/B
660 sqft
- B: FG
260 sqft
- C: EP
128 sqft
- D: N/A
5 sqft
- E: FOH
20 sqft
- F: N/A
5 sqft