

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

Location of Construction: 75 Heron St Owner: Thomas Repeta Phone: _____

Owner Address: SAVA P.O.D, ME 04103 Lessee/Buyer's Name: _____ Phone: _____ Business Name: _____

Contractor Name: MINCER GREEN Address: 64 Brook Rd Falmouth, ME 04105 Phone: 797-3778

Past Use: 1-1-1-1 Proposed Use: same COST OF WORK: \$ 24,100.00 PERMIT FEE: \$ 140.00

Proposed Project Description: Remove deck/construct sunroom FIRE DEPT: Approved Denied INSPECTION: _____ Use Group: _____ Type: _____

Signature: _____ Signature: _____

Signature: _____ Signature: _____

Signature: _____ Signature: _____

Signature: _____ Signature: _____

Signature: _____ Signature: _____

Signature: _____ Signature: _____

Signature: _____ Signature: _____

Signature: _____ Signature: _____

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Signature: _____ Signature: _____

Signature: _____ Signature: _____

Signature: _____ Signature: _____

Signature: _____ Signature: _____

Signature: _____ Signature: _____

Signature: _____ Signature: _____

Permit No: 970539

PERMIT ISSUED

JUN - 3 1997

CITY OF PORTLAND

Zone: 2-3 CBL: 431-C-013

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:

Approved Approved with Conditions Denied

Date: _____

CEO DISTRICT

6

DATE: 22 May 1997

ADDRESS: _____

PHONE: _____

DATE: _____

ADDRESS: _____

PHONE: _____

DATE: _____

ADDRESS: _____

PHONE: _____

DATE: _____

ADDRESS: _____

PHONE: _____

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ADDRESS: _____

PHONE: _____

DATE: _____

ADDRESS: _____

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.

SIGNATURE OF APPLICANT: Thomas Repeta

ADDRESS: _____

DATE: _____

PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

COMMENTS

6-12-97 No work yet.
7-16-97 Checked measurements of deck it was 20' 3" x 12 5/8"
7-25-97 Sunroom floor has been completed.
8-18-97 Sunroom is all framed. Deck put in across a rail
« ballusters & stairs.
9-30-97 Deck is all completed

Inspection Record

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

Manufacturers of Fine Wood Sunrooms

281 N. West end Blvd. • Quakertown PA 18951 • (215)538-2426 • Fax (215)538-7308

DATE: 16-May-97

FAX TRANSMISSION

TO: TOM REPETTA TO FAX #: 207-842-3906

ATTN: TOM FROM: ROB SUMAN
OF PAGES SENT: 4

TOM,

ATTACHED IS THE DIMENSIONAL SKETCH YOU AND LOU ASKED FOR. PAGES TWO AND THREE ARE CROSS SECTIONAL DETAILS OF PARTS OF THE SUNROOM. IF THEY ARE NECESSARY FOR YOUR PERMIT LOU HAS AN ARCHITECTURAL SPECIFICATION BOOK WHICH HAS BLOW-UPS OF EACH DETAIL. WHEN WE GET TO THE SHOP DRAWING STAGE WE WILL INCLUDE SECTION DETAILS FOR THE ENTIRE STRUCTURE.

I APOLOGIZE FOR THE TIME DELAY.

WE LOOK FORWARD TO WORKING WITH YOU.

ROBERT SUMAN
PRESIDENT

CC: LOU WHITACKER "WINTERGREEN SOLARIUMS"

Lewis H. Whitaker Jr.
Janice D. Whitaker

Visit our Display



SUNROOMS
GREENHOUSES
WINDOW DRESSING
LEISURE ACCESSORIES

"The Quality is Obvious"

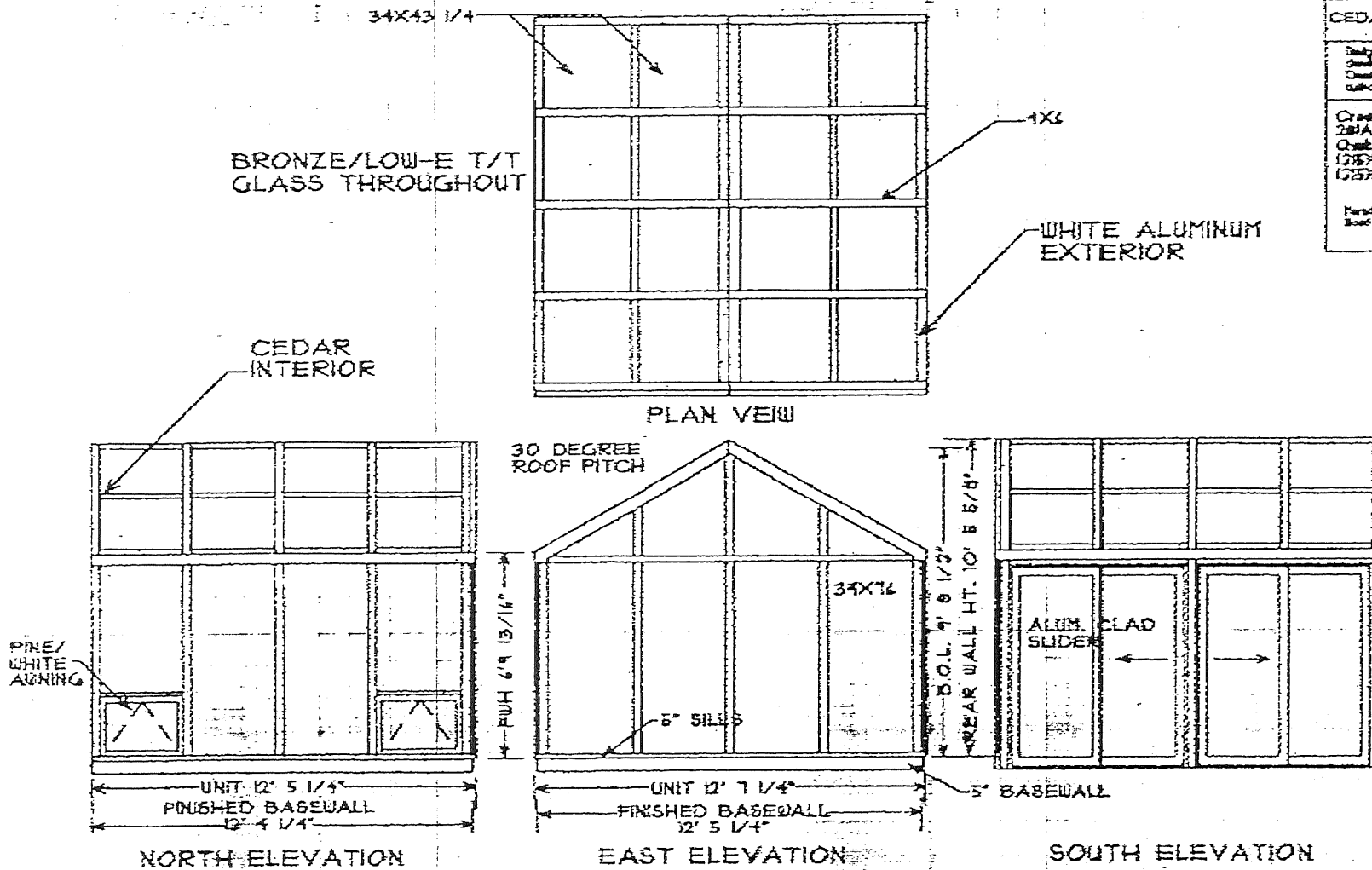
84 BROOK ROAD, FALMOUTH, MAINE 04105
207-797-3778 PHONE/FAX
1-800-207-3778

207-797-3778

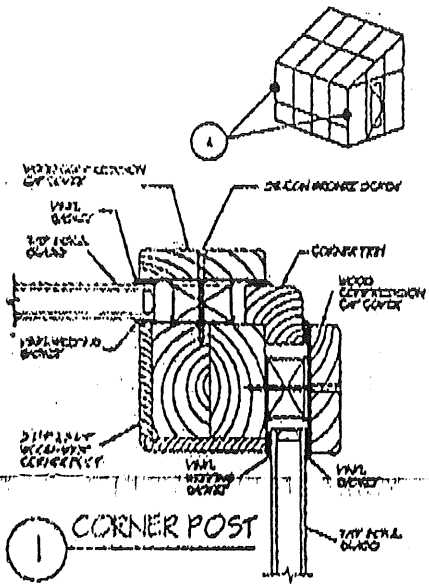
CREATIVE STRUCTURES
281 N. West End Blvd.
Quakertown, PA 18951
(215)538-2426 • (215)538-7308 (FAX)

INCREASING SILLS TO 13"
 SO INCREASE ALL VERTICAL
 DISTANCES 8" NET.

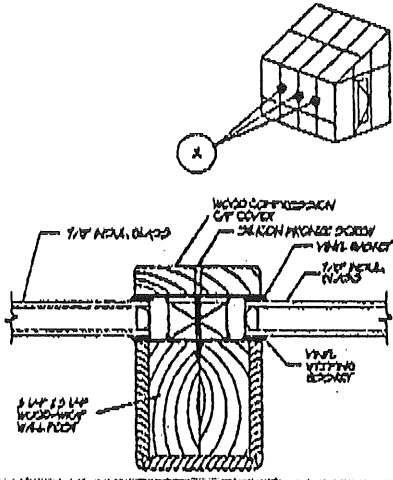
WINTERGREEN	
SERIES 76	
DRINKER	DATE
DE	8-16-11
INTERIOR	EXTERIOR
CEDAR	WHITE ALUM.
<small>Design and fabricate for drawing on the property of Creative Structures, Inc. or authorized use is prohibited.</small>	
Creative Structures 280A N. Great End Blvd. Charleston, PA 15381 (724) 248-2424 (724) 335-1308 (fax)	
<small>Manufacturers of Fast Roof & Glass Enclosures</small>	



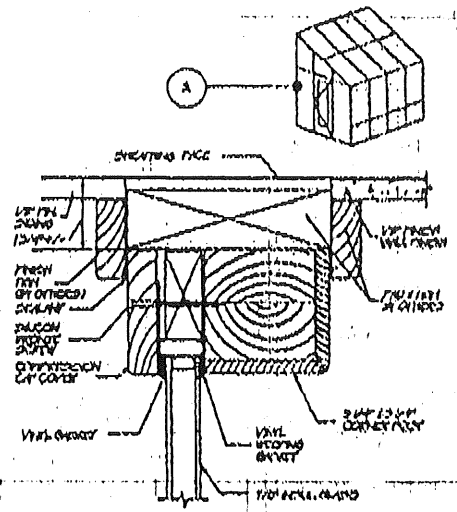
Wintergreen Solariums Inc.
 84 Brook Road
 Falmouth, ME 04105
 (207) 797-3778



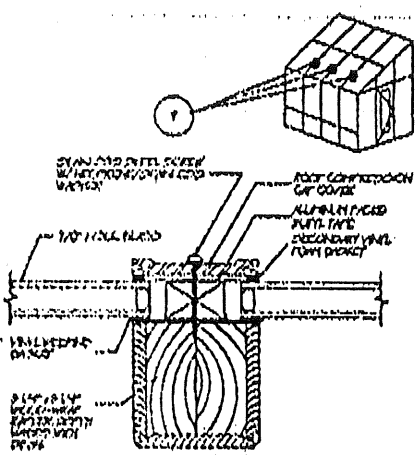
1 CORNER POST



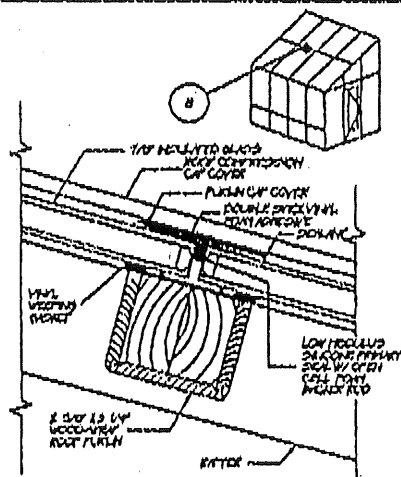
2 WALL POST



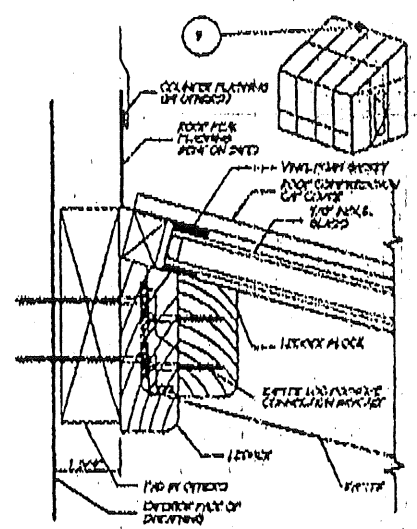
3 END GABLE POST



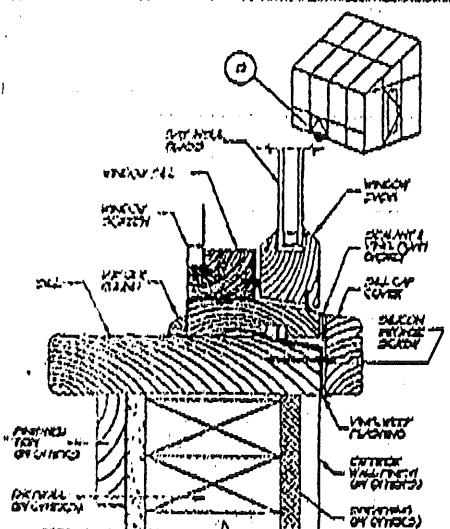
7 ROOF RAFTER



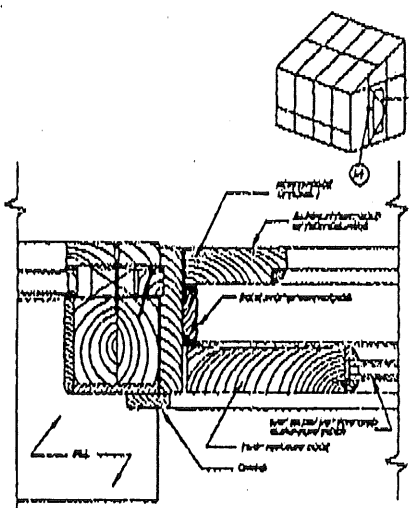
8 ROOF PURLIN



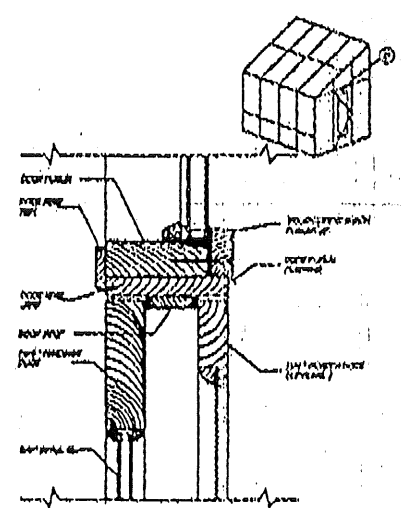
9 LEDGER DETAIL



13 SECTION @ WINDOW SILL



14 DOOR JAMB (OPPOSITE HAND - SAME)



15 DOOR HEAD

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

Location of Construction: 75 Watson St		Owner: Thomas Repeta		Phone:		Permit No 970539 PERMIT ISSUED Permit Issued: JUN - 3 1997 CITY OF PORTLAND			
Owner Address: SAA Ptld, ME 04103		Lessee/Buyer's Name:		Phone:			Business Name:		
Contractor Name: Winter Green		Address: 84 Brook Rd Falmouth, ME 04105		Phone: 797-3778			Permit Issued: JUN - 3 1997 CITY OF PORTLAND		
Past Use: 1-fam		Proposed Use: Same		COST OF WORK: \$ 24,100.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:			PERMIT FEE: \$ 140.00 INSPECTION: Use Group: 23 Type: 50 Signature:		
Proposed Project Description: Remove deck/construct sunroom				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____				Zone: R-3 CBL: 431-C-013 Zoning Approval: <i>OK with conditions</i> Special Zone or Reviews: <input checked="" type="checkbox"/> Shoreland within 75' setback <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone panel 8 of 17 <input type="checkbox"/> Subdivision <i>NOT in zone</i> <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> 5/30/97 Zoning Appeal	
Permit Taken By: Mary Gresik		Date Applied For: 22 may 1997		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..				<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 Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: <u>8/23/97</u>	

WILL WACK UP AND PICKUP
 WK 842-3906
 JUN 2 on

PERMIT ISSUED
 WITH REQUIREMENTS 29th 30th
 774-4246

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

Thomas Repeta

Hm 774-4246

SIGNATURE OF APPLICANT Thomas Repeta ADDRESS: _____ DATE: 22 May 1997 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

6

M. Leary

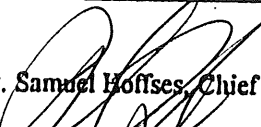
BUILDING PERMIT REPORT

DATE: 2 June 97 ADDRESS: 75 Watson St.
REASON FOR PERMIT: To remove deck / construct sunroom
BUILDING OWNER: Thomas Pepeta
CONTRACTOR: Winter Green
PERMIT APPLICANT: _____ APPROVAL: *1*2 ~~DENIED~~

CONDITION(S) OF APPROVAL

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X2. 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)
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 ½ inch gypsum board or the equivalent applied to the garage means of ½ 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) U.L. 103.
7. Guardrail & 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.
8. Headroom in habitable space is a minimum of 7'6".
9. 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.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. 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.
12. 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.
13. 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.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. 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 basementsIn 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)

16. 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.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall maintained to NFPA #13 Standard.
19. 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)
20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
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. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- * 26. Please read and implement all attached Bond Use - 2000 report requirements
27. _____
28. _____


P. Samuel Hoffses, Chief of Code Enforcement
cc. Lt. McDougall, PFD
Marge Schmuckal

LAND USE - ZONING REPORT

ADDRESS: 75 Watson St DATE: 5/30/97

REASON FOR PERMIT: rebuild & maintain existing deck & to place New
prebuilt solarium on site

BUILDING OWNER: Thomas Repeta C-B-L: 431-C-13 & 14

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____

#2, #4, #9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing deck shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the ~~building~~ ^{structure} on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the ~~garage~~ ^{deck} in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition your structure is within 75' of the high water

MARK within Shoreland Zoning. That requires a 30% limit on
any increase of square footage ^{and/or} volume. Your proposed
increase only affects volume and is less than the 30%
per your submitted figures.

Marge Schmuckal Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

Applicant: Thomas Repeta
Address: 75 Watson St.

Date: 5/29/97
C-B-L: 431-C-13 & 14

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1905

Zone Location - R-3

Interior or corner lot - END lot on ocean

Proposed Use/Work - repair & maintaining existing deck with a new Solarium 12' 7/4" x 12' 5/4" on part of the deck

Sewage Disposal -

Lot Street Frontage - increasing volume by less than 30%

Front Yard - NO increase of square footage

Rear Yard -

Side Yard - Existing sq. footage - 2343.45 # x 30% = 703.04 ^{Allowable total} ~~3046.49 #~~

Projections -

Width of Lot - Existing Volume Area - 13,586.67 CF x 30% = 4,076

Height - New Volume increase of only 1,521.55 CF ok

Lot Area - 12,060 # per CAMA

Lot Coverage/ Impervious Surface -

Area per Family -

see attached. CALCS by both owner & my self

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - yes within 75' of high water mark

Flood Plains - Panel 8 of 17
Zone C

The 30% provision is in effect

	SQ Ft.	Cubic Ft
Front Porch 6 x 12.75 ^{Roofed but not enclosed}	76.5'	N/A
Driveway Deck 9.25 x 13.5 ^{No roof}	124.88'	N/A
Ocean Deck 13 x 21 ^{No Roof}	273.00	N/A
1st floor main house 29.25 x 21	614.25	4914 CF
plus front bay window (2 x 6.75) 2	27.00	216 CF
for Volume - Ocean Deck Bay window (6.75 x 2) = 13.5 (2 x 2) = 4.0	N/A repeated Sq footage but contains cubic footage	9.5 CF
2 x 9.25 for 1st floor Office extension	18.5	148 CF
	Sub (1134.13 #)	Sub (5287.5 CF)

2nd floor

main house 21 x 21.50	451.50	3612 CF
front bay window (6.75 x 2) 2	27.00	216 CF
Part of back bedroom ext. 2 x 8.75	17.50	140 CF
upper deck 8.75 x 7.75	67.82	N/A
	Sub (563.82 #)	Sub (3968 CF)

Basement

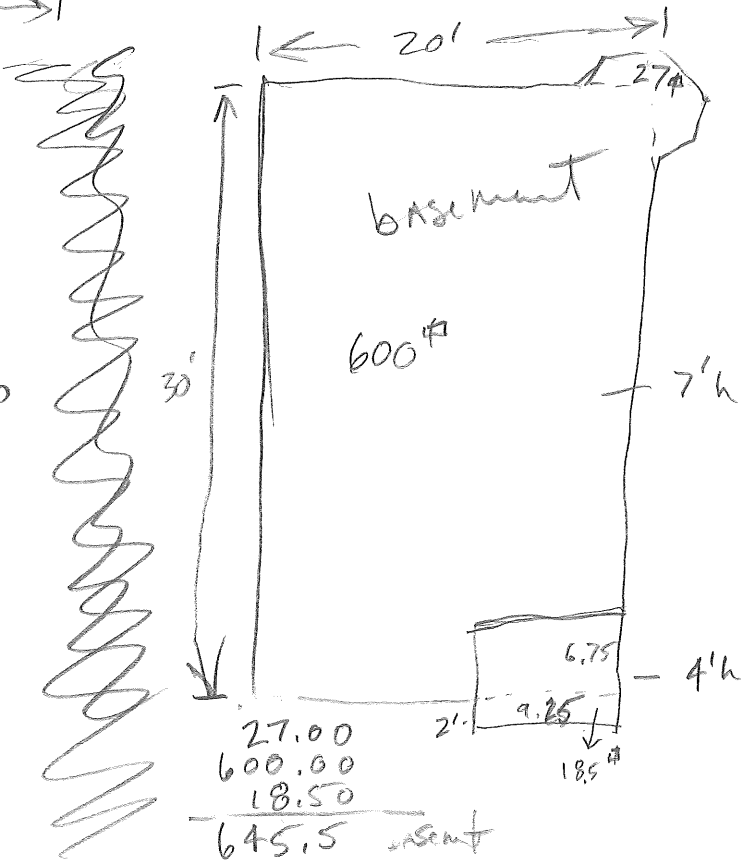
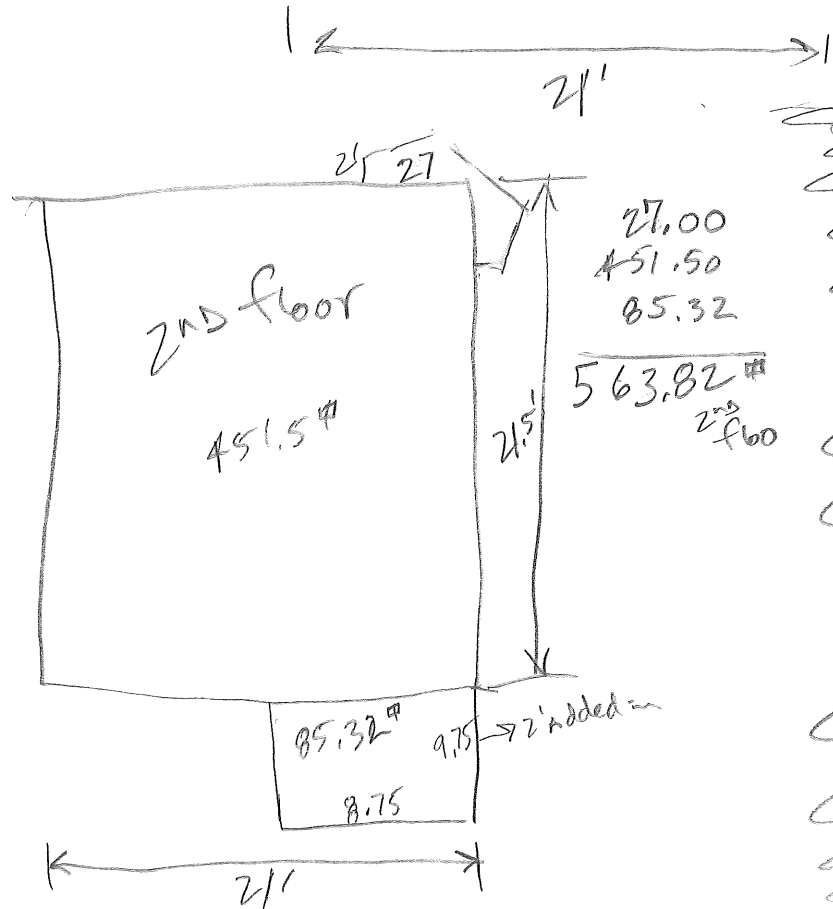
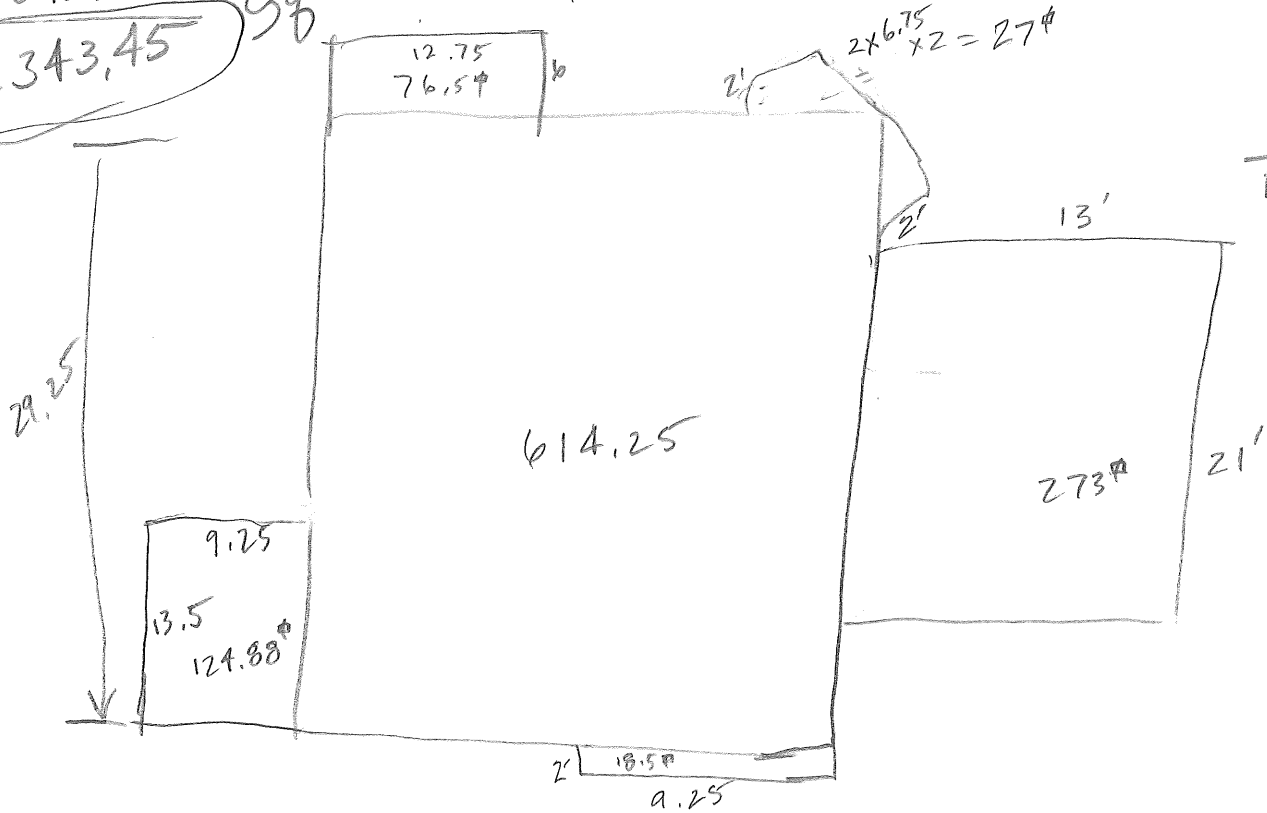
20' x 30 (7' Ceiling)	600.00	600 at 4.75 x 9.25
front bay area 27 # ↑	27.00	- 43.94
shed ext 2 x 9.25	18.50	556.06 x 7' height
shed - 9.25 x 6.75 x 4'h =	(Sub) (645.50 #)	3892.42 CF
	TOTAL 2343.45	189 CF
		All of shed (Sub) (249.75 CF)
		(Sub) (4331.17)
	TOTAL 2343.45	TOTAL 13586.67 CF

1134.13
 563.82
 645.50

TOTAL
 98 foot 1st floor

2343.45

76.50
 614.25
 27.00
 273.00
 124.88
 18.50
 1134.13^{1st floor}



Existing Square Footage

$$2343.45^{\#} \times 30\% = 703.04$$

Allowed
increase

Existing Volume

$$13,586.67^{\text{CF}} \times 30\% = 4076$$

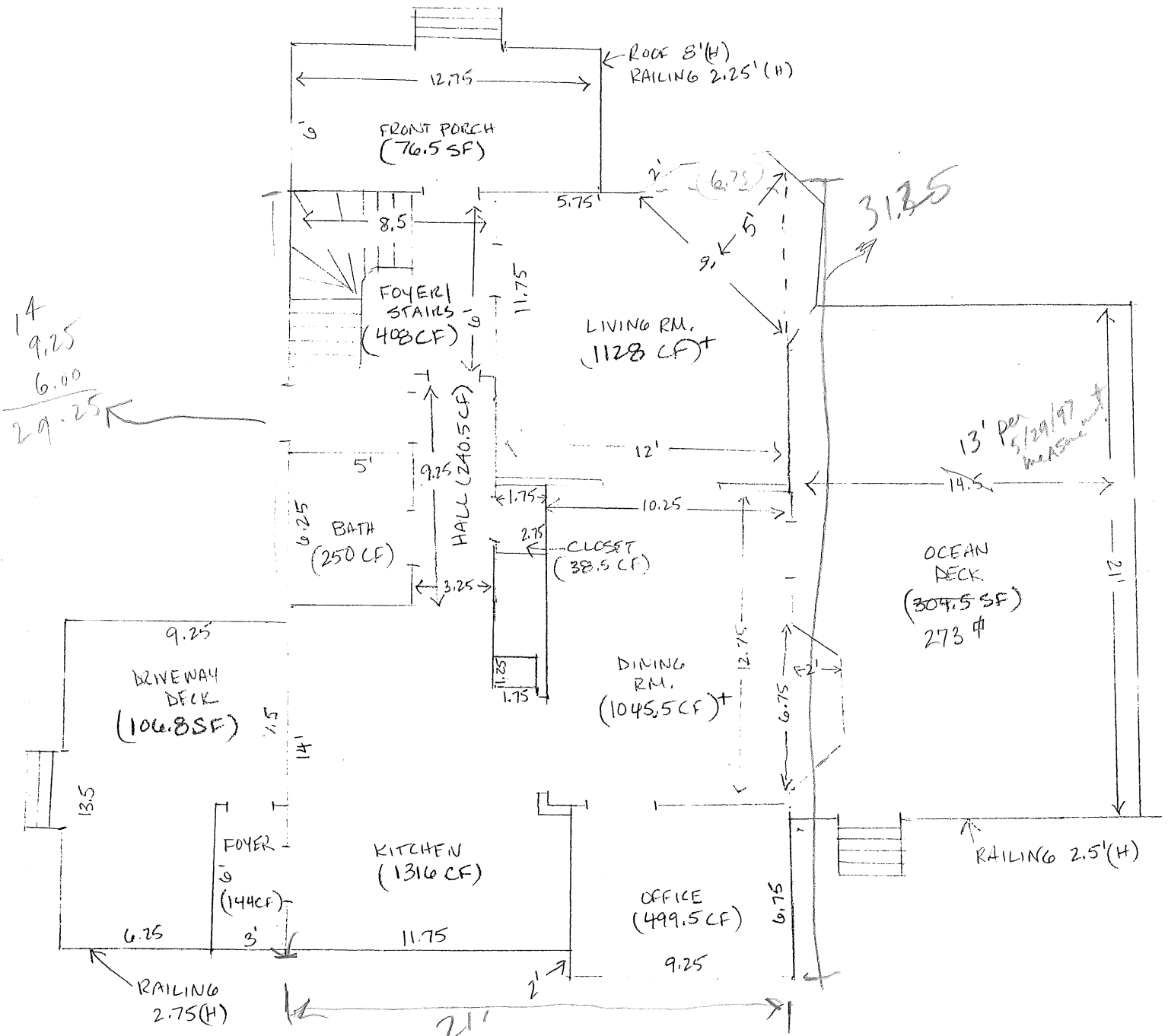
proposed: Solarium on existing deck
12' 7 1/4" x 12' 5 1/4"
12.61 x 12.44 =

increase of 1521.55 CF which is less
than the allowable increase - ok

ng
5/30/97

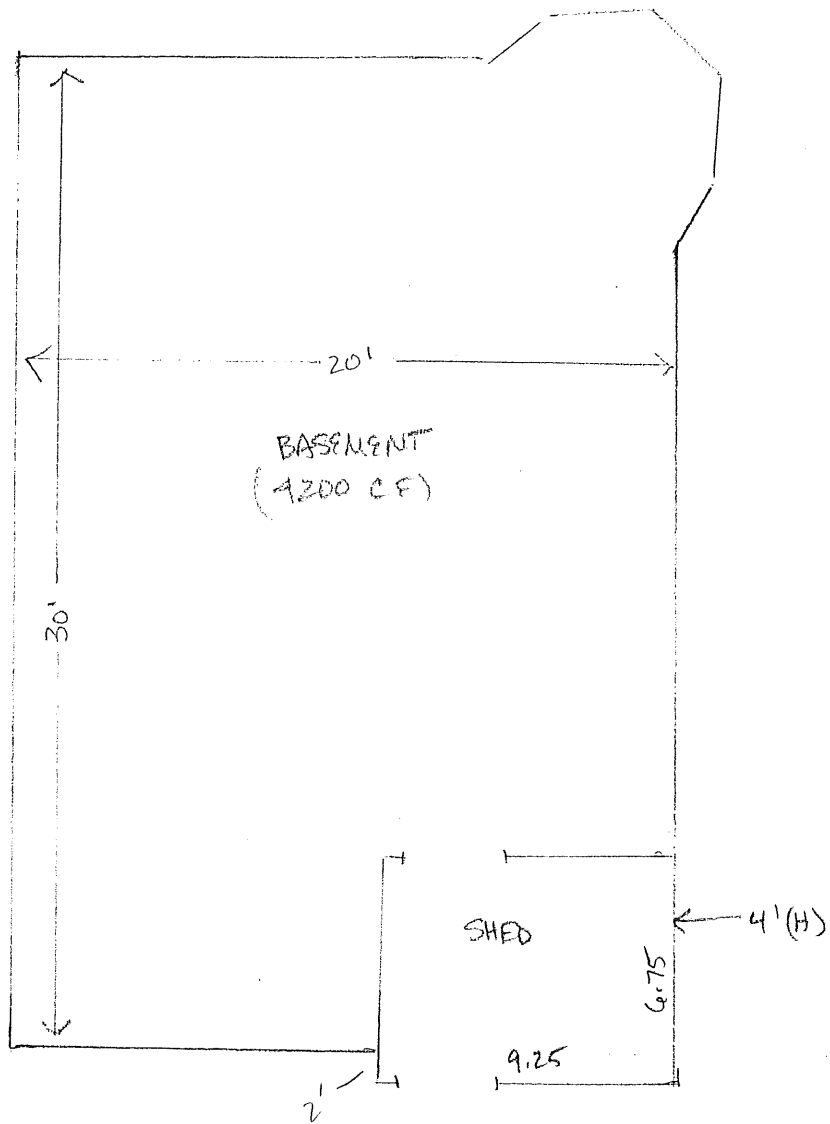
FLOOR 1

TOTAL SF 2259.9
TOTAL CF 13014.



SQ. FT	CUBIC FEET	SQUARE FEET	
141	LIVING RM. 1128 ⁺	DRIVEWAY DECK 106.8	CEILINGS - 8'(H)
51	FOYER/STAIRS 408	OCEAN DECK 304.5	
31.25	BATH 250	FRONT PORCH 76.5	
130.7	DINING RM. 1045.5 ⁺	487.8 SF (DECKS)	
62.4	OFFICE 499.5	615.65 SF (HOUSE)	
164.5	KITCHEN 1316	1103.45 SF TOTAL	
30.	HALL 240.5		
4.8	CLOSET 38.5		
615.65	4926 CF TOTAL		

BASEMENT

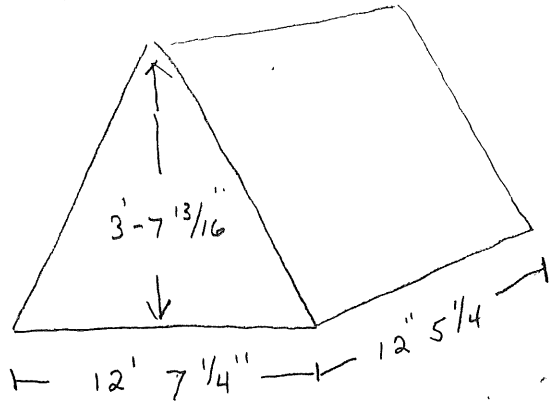


<u>SQFT</u>	<u>CF</u>
600	4200

CEILING - 7'(H)

REPETA
75 WATSON ST
PTLD, ME

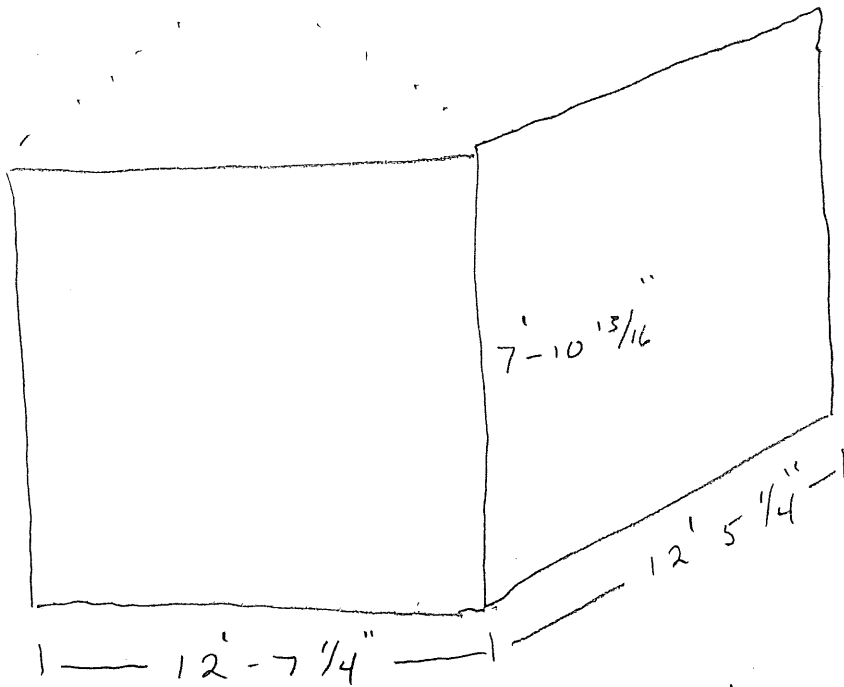
VOLUME



TOP

$$\frac{1}{2} BH (12 - 5\frac{1}{4})$$

$$\frac{1}{2} (12.4375) (3.6510) (12.6042) \\ = 282.96 \text{ FT}^3$$



$$\text{VOL} = L \times W \times H$$

$$= (12.4375) (12.6041) (7.9010)$$

$$= 1238.59 \text{ FT}^3$$

New

$$1238.59$$

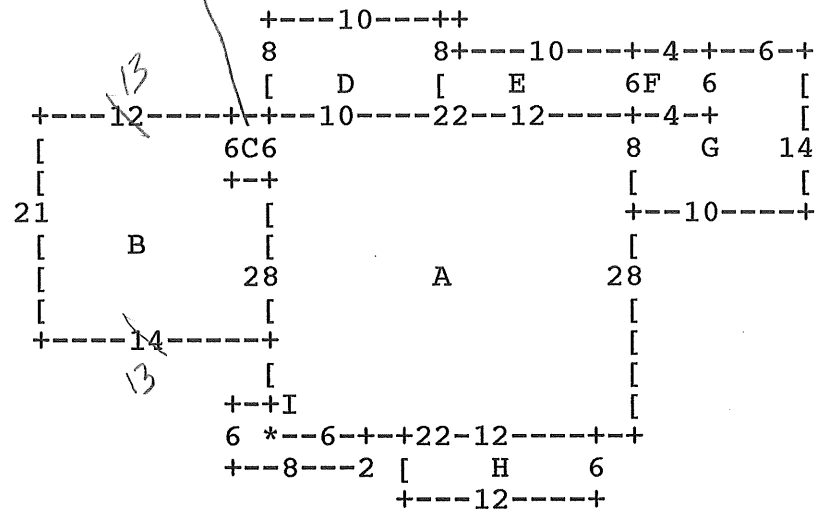
$$+ 282.96$$

$$\hline 1521.55$$

FT³

Bay window

LWR	1ST	2ND	3RD	AREA
	MAIN	STR		0616
	31			0282
	15			0012
	10	31		0080
50	10			0076
	12			0024
	31			0116
	11			0072
50	15	15		0024
TOTAL AREA:				1294



Return [_]

$$\begin{aligned}
 13 \times 21 &= 273 \\
 8 \times 2 &= 16 \\
 2 \times 6 &= 12 \\
 6 \times 12 &= 72 \\
 22 \times 28 &= 616 \\
 8 \times 10 &= 80 \\
 6 \times 10 &= 60 \\
 10 \times 14 &= 140 \\
 \hline
 &1269
 \end{aligned}$$

RPPLST6
RPP092

CAMA Real Property System - Residential Display
Parcel Id: 431- - C-013-001 01/01 Acct: R0727097

5/29/97
15:53

Property Address 75 WATSON ST
Owner Name1 REPETA THOMAS J & (1, f, i)
Name2 SANDRA J COMSTOCK JTS
Address 75 WATSON ST
City/State/Zip PORTLAND ME 04103

Entrance Code Land Use 11 # of Units 1

Route 87 Zone R3 Nbhd 105 District 8 Traffic 1
Total Sq Ft

Utilities 2 3 4 Desc 431-C-13-14 Living Area 1,294
WATSON ST 69-79

12060 SF

House Style 5 Year Built 1905 Total Rms 07 Total Bedrms 02

Baths Full 2 Half 0 Kitchen Remodeled 2 Bath Remodeled 2 Basement 4

Attic 1 Phy Cond 2 CDU VG Heating Type 2 4 4 Wood/Coal Burn 0
Next Screen [_] Bldg Sketch Screen [_] Return [_]

22 MAY 97

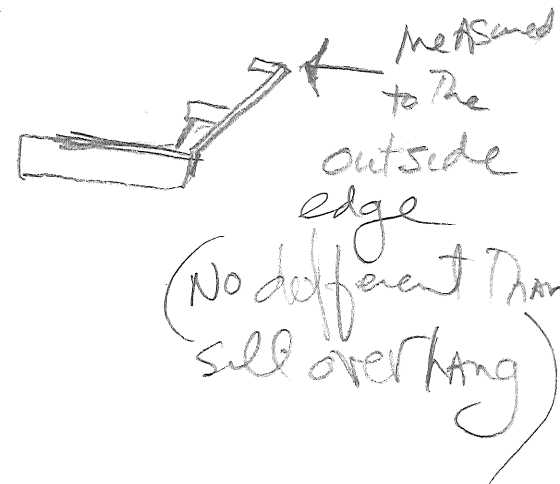
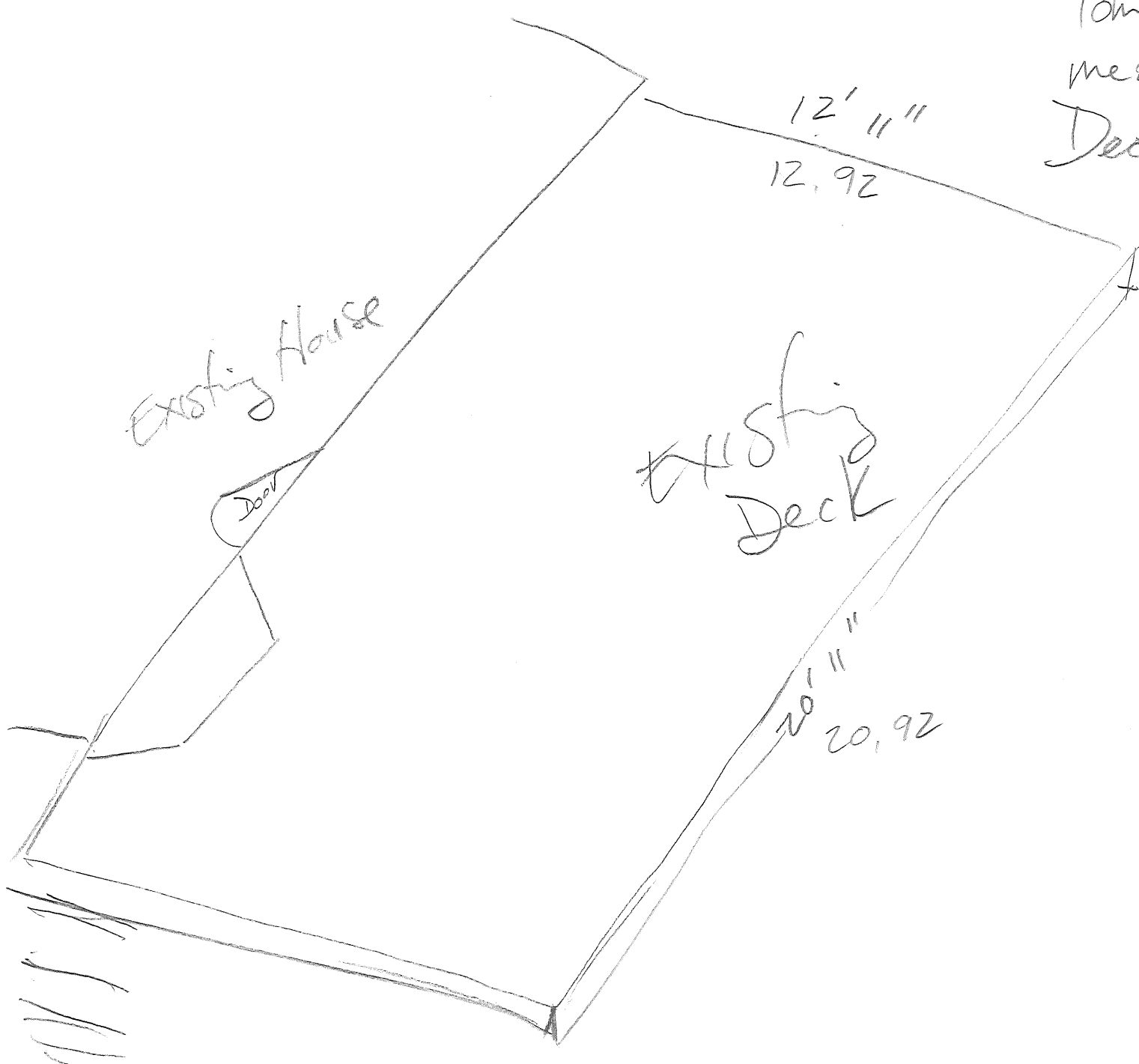
CITY OF PORTLAND

- ① TO REMOVE EXISTING 14'-5" x 21' (APPROX)
DECK ON WATER SIDE OF HOUSE
- ② USE EXISTING FOOTINGS
- ③ REBUILD DECK - SAME SIZE -
NEW GUARD RAILS TO CODE
- ④ CONSTRUCT SOLARIUM ON APPROX
2/3 OF DECK
- ⑤ REBUILD STAIRS TO GROUND.

T. Reynolds

5/29/97

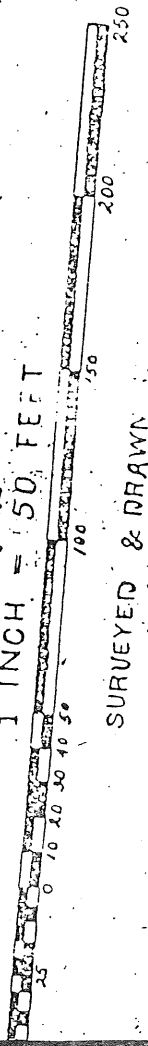
Tom Pepeta At home
measured The outside
Deck



ARINE TERRACE

F. A. MERRIAM & CO.
PORTLAND, MAINE.

SCALE
1 INCH = 50 FEET



SURVEYED & DRAWN

BY

V. C. RICHARDSON C. E.
PORTLAND, MAINE.

EASI FILE CORP. IRVINE CA EFN 22

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