

City of Portland, Maine – Building or Use Permit Application 339 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 192 Caleb St		Owner: Kirchner, Theodore & Diane		Phone:		Permit No: 980092
Owner Address: SAA Portland, ME 04102		Lessee/Buyer's Name:		Phone: 772-4700		
Contractor Name: Willow Ledge Builders		Address: P.O. Box 859 Yarmouth, ME 04096		Phone: 846-6944		Permit Issued: FEB 11 1998
Past Use: 1-iam		Proposed Use: Same		COST OF WORK: \$ 80,000.00 320.00 PERMIT FEE: \$ 320.00 320.00		
Proposed Project Description: Make Interior & Exterior Renovations				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		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 Historic Preservation <input checked="" 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: _____
Permit Taken By: Mary Grosik		Date Applied For: 03 February 1998				

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..

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

03 February 1997

SIGNATURE OF APPLICANT Diane Kirchner ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT

5

COMMENTS

2-18-98 - Front set back is not marked by pins or line / snow ice covering area in question / told Mrs Kirchner I would not allow porch projection beyond leading edge of Main House / this Setback appears to be 25' / only with more evidence of position of Front property line or Survey Report / would I allow projection to be constructed also framing started in garage area

3/20/98 Framing inspection - need to see detail on framing at entry. have asked for details.

2/18/98 - Work has been completed & appears to meet the conditions of the permit.

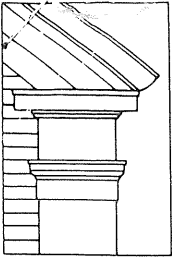
Checked

permit #
~~CBL #~~ 98 0092

CBL # 121-F-12

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	3/20/98
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



**WILLOW
LEDGE
BUILDERS INC.**

P.O. Box 859 ▲ Yarmouth, Maine 04096 ▲ TEL 207-846-6944 ▲ FAX 207-846-1463

DIT copy

December 21, 1997

Owner: Ted and Dianne Kirchner
Job Site: 192 Caleb Street
Portland, ME 04102

I. PARTIES

This contract (hereinafter referred to as "Agreement") is made and entered into on this 21 day of November, 1997, by and between Ted and Diane Kirchner, (hereinafter referred to as "Owner"); and Willow Ledge Builders Inc., (hereinafter referred to as "Contractor"). In consideration of the mutual promises contained herein, Contractor agrees to perform the following work:

II. GENERAL SCOPE OF WORK DESCRIPTION

Remodel existing family room, mud room and kitchen only as described in attached Specifications and in plans drawn by Bill Nemers, and kitchen design by Castle Kitchens.

Additional Scope of Work page(s) attached: Project Specifications dated December 21, 1997

LUMP SUM PRICE FOR ALL WORK ABOVE: \$ 62,503

III. GENERAL CONDITIONS FOR THE AGREEMENT ABOVE

A. EXCLUSIONS

This Agreement does *not* include *labor or materials* for the following work:

1. PROJECT SPECIFIC EXCLUSIONS:

Exterior painting and landscaping

2. STANDARD EXCLUSIONS: Unless specifically included in the "General Scope of Work" section above, this Agreement does *not* include *labor or materials* for the following work: Plans, engineering fees, or governmental permits and fees of any kind. Testing, removal and disposal of any materials containing asbestos (or any other hazardous material as defined by the EPA). Custom milling

Dan Puckle

3/28/94
Wickham

THK
edh

December 21, 1997

Ted and Diane Kirchner
192 Caleb Street
Portland, ME 04102

PROJECT SPECIFICATIONS: KITCHEN AND FAMILY ROOM RENOVATIONS

Site Preparation

- Remove existing family room wall surfaces and framing as specified.
- Remove ceiling section in existing family room to increase headroom
- Remove existing kitchen cabinets and counters *cabinets wanted by someone?*
- Remove existing linoleum flooring and underlayment in kitchen

Family Room Heating/Concrete

- Prepare for and pour 3" concrete slab in family room: — *ceiling height - finished?*
- Install rigid insulation on existing slab
- Lay 6x6 wire mesh
- Coordinate plumber to install heating tubes tied to mesh
- Coordinate pouring and finishing of 3" concrete slab

House Exterior Repairs

Repairs to existing north wall (\$1,000 allowance included)

- Remove existing siding and sheathing as required
- Check framing for soundness and/or insect damage
- Patch sheathing as required
- Replace siding to match existing

Remove existing basement entry

Provide and install wood bulkhead door to replace

Provide and install aluminum gutter and downspouts at family room *where?*

New Entry Porch

Excavate for two (2) concrete piers

Frame new porch and railing, per plan

Frame roof to tie into existing

Remove existing roofing as required

Remove window to Jen's room

Frame opening for new window

Install roofing, and patch existing

mm
with changes in ink

New Entry Porch (continued)

Install T&G ceiling in new entry porch
Install railing and steps as per plan

Framing: Alterations to Interior and Doors/Windows

Frame new exterior foyer door opening at porch, per plan
Frame for and install new kitchen windows, per schedule
Raise header for family room patio door
Install exterior doors per schedule
Frame opening for new front window in family room -2?
Alter loft floor framing to increase ceiling height at eating nook:
provide temporary supports and remove load-bearing walls
install wood or steel beams as required
Install new 2x8 loft floor joists and 3/4" subfloor
NOTE: Foyer/closet wall to remain in existing location
Frame rear of closet walls as per plan, 2x4 KD, 16" o.c. ?

Interior Systems/Rough-in

Electrical receptacles and switches to code
* install additional receptacles at kitchen and family room
* add six recessed lights in kitchen as located by owner
* all lighting fixtures per plan, by allowance

Plumbing to code:

* rough-in for and install recycled kitchen sink

Insulation: 3.5"(R-12) at family room wall areas
12" (R-38) at flat ceilings

Heating - Install plumbing in basement for in-floor radiant heating zone in Family Room with controls where?

Install new insulated metal chimney and wood stove in family room
(All chimney parts and stove to be provided by owner)

Kitchen Finishes

Patch sheetrock/plaster at kitchen cabinet area, as required
Install kitchen cabinets (\$11,000 allowance included)
Install kitchen laminate counters with custom wood edge (\$1,360 allow. incl.)
Case out new window over sink
Install custom glass cabinet doors in kitchen to match those in Dining Room - change to design?
Repair/Re-finish kitchen floor (see allowance)

*R16 is warm enough?
Fixed? safer?
mason
ceiling?
change to design?
* with changes in ink*

Interior Finishes

Sheetrock: 1/2", hung, taped, finished

Install ceramic tile on slab in family room.

Interior trim: casing at doors and windows, poplar Windsor casing

Baseboard: 1x6 poplar with base cap to closely resemble existing

Doors: per revised schedule

Closet and open shelves: paint-grade birch plywood shelving, veneer edge

Install hardwood treads, handrail and pine risers in loft

All painting and finishes by allowance

Allowances:

The following allowances have been included in the quoted price:

1. Repairs to North wall of existing house:	\$1,000 allowance
2. Lighting fixtures, as specified	300 allowance
3. Relocate loft radiator	350 allowance
4. Flooring allowance in Family Room, back hall, and pantry: ceramic tile: 360s.f. @ 7.00	2,520 allowance
5. Hardwood at new section of kitchen: 66 sf @ 5.50	370 allowance
6. Exterior Painting of repaired areas	Not included
7. Interior Painting of newly finished areas	800 allowance
8. Demolition debris disposal fees	800 allowance
9. Kitchen cabinets provided by Castle Kitchens	11,000 allowance
10. Kitchen laminate counters with custom wood edge	1,360 allowance
11. Family Room window seat construction	600 allowance
12. Family Room Heat	2,400 allowance

I have not included new hardwood floor in kitchen it, but for your information
the existing does not appear to be hardwood to install and finish 216 square feet
would be \$1,188

December 21, 1997

Ted and Diane Kirchner
192 Caleb Street
Portland, ME 04102

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- Remove existing roofing as required
- Remove window to Jen's room
- Frame opening for new window
- Install roofing, and patch existing

new
with changes in ink

LAND USE - ZONING REPORT

ADDRESS: 192 Calab St DATE: 2/6/98

REASON FOR PERMIT: Interior & Exterior Renovations

BUILDING OWNER: Diane & Theodore Kirchner C-B-L: 121-F-12

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: _____

#5, #9, #10

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 _____ 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 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 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 The front setback to the new porch

shall be no less than 25 feet in measurement.

10. This shall remain a 1 family. It is ~~not~~ an approval for
an additional unit

Marge Schmuckal

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

BUILDING PERMIT REPORT

DATE: 9-Feb-98 ADDRESS: 192 Calab ST
REASON FOR PERMIT: To make interior & exterior renovations.
BUILDING OWNER: Kirchner, Theodore - Diane.
CONTRACTOR: Willow Ledge Bldgs.
PERMIT APPLICANT: owner
USE GROUP R-3 BOCA 1996 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, *2, *3, *6, *8, *9, *10, *11, *12, *16, *24, *26, *28

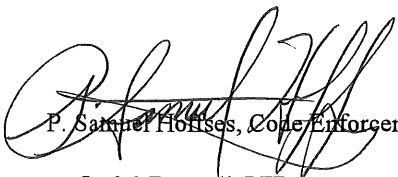
1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution 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).
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 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)

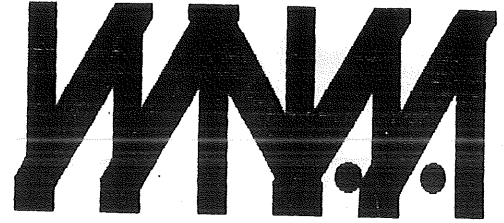
17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, 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.
- * 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. _____
30. _____
31. _____
32. _____



P. Samuel Hobbins, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

Amy



WILLIAM NEMMERS ASSOCIATES ARCHITECTS
424 FORE ST. PORTLAND, ME 04101 774-3683.

April 3, 1998

~~simpson hanger #hgus5.56/10~~

~~7750 load give amy a call at city hall~~

Building Inspections Office c/o Amy

City of Portland

Congress St.

Portland, Maine 04101

Re: 192 Caleb Street - Portland, Maine

Amy:

I was asked by the by the Contractor on this project, Mike Wilbur of Willow Ledge Construction to get some information to you regarding the strength of the hanger provided at the beam junction above the kitchen where we altered the structure. The work was done under my instructions and the beams and hangers were sized to take the required loads.

For the joint in question, the design load was about 3,000 pounds. The hanger chosen to carry the connection, a Simpson Hanger # HGUS 5.56/10 is rated at 7,750#, well above the design load. This joint should not present any structural problems.

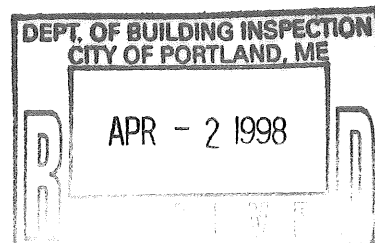
Sincerely,

A handwritten signature in cursive script, appearing to read "William Nemmers".

William Nemmers, Architect

copy, Mike Wilbur, Contractor

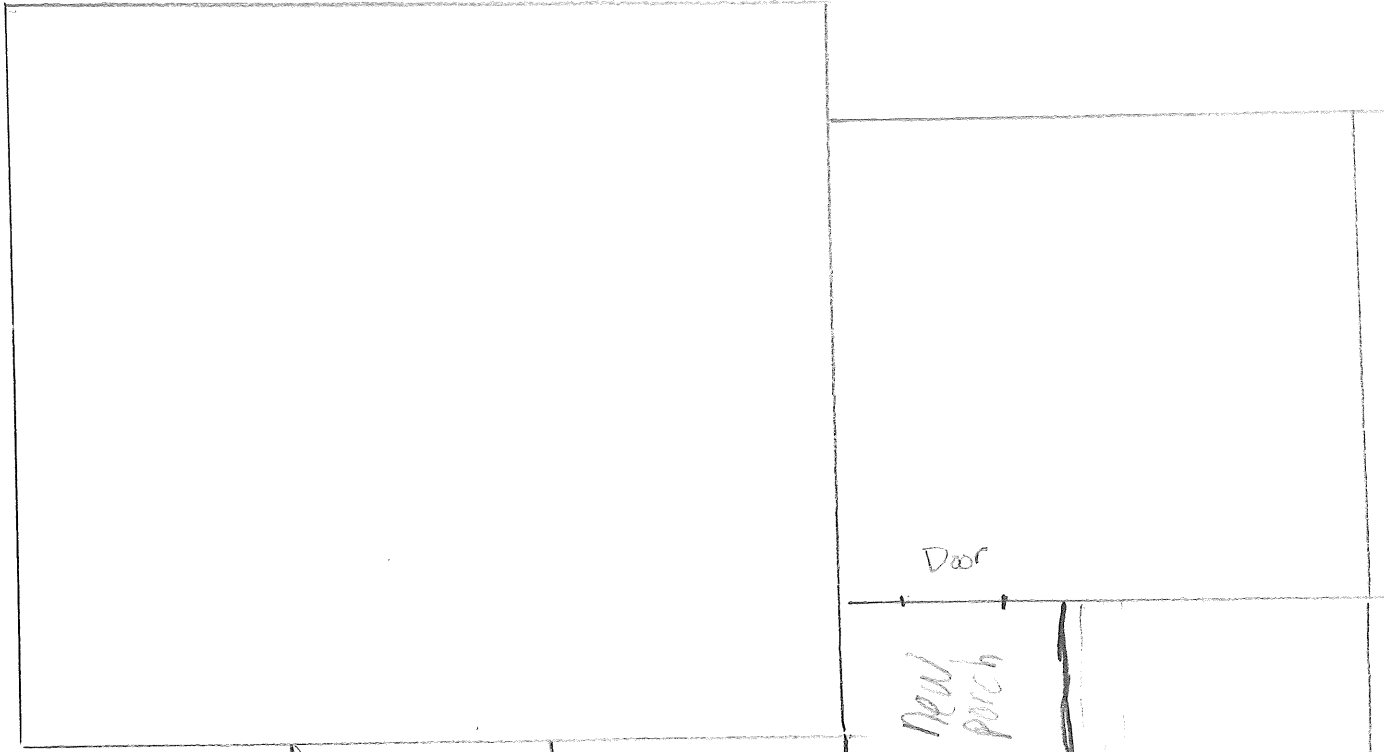
Ted Kirchner, Owner



call surveyors for refinancing

10 FT

10 FT



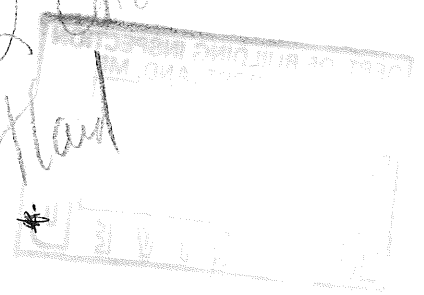
Door

New porch

Driveway

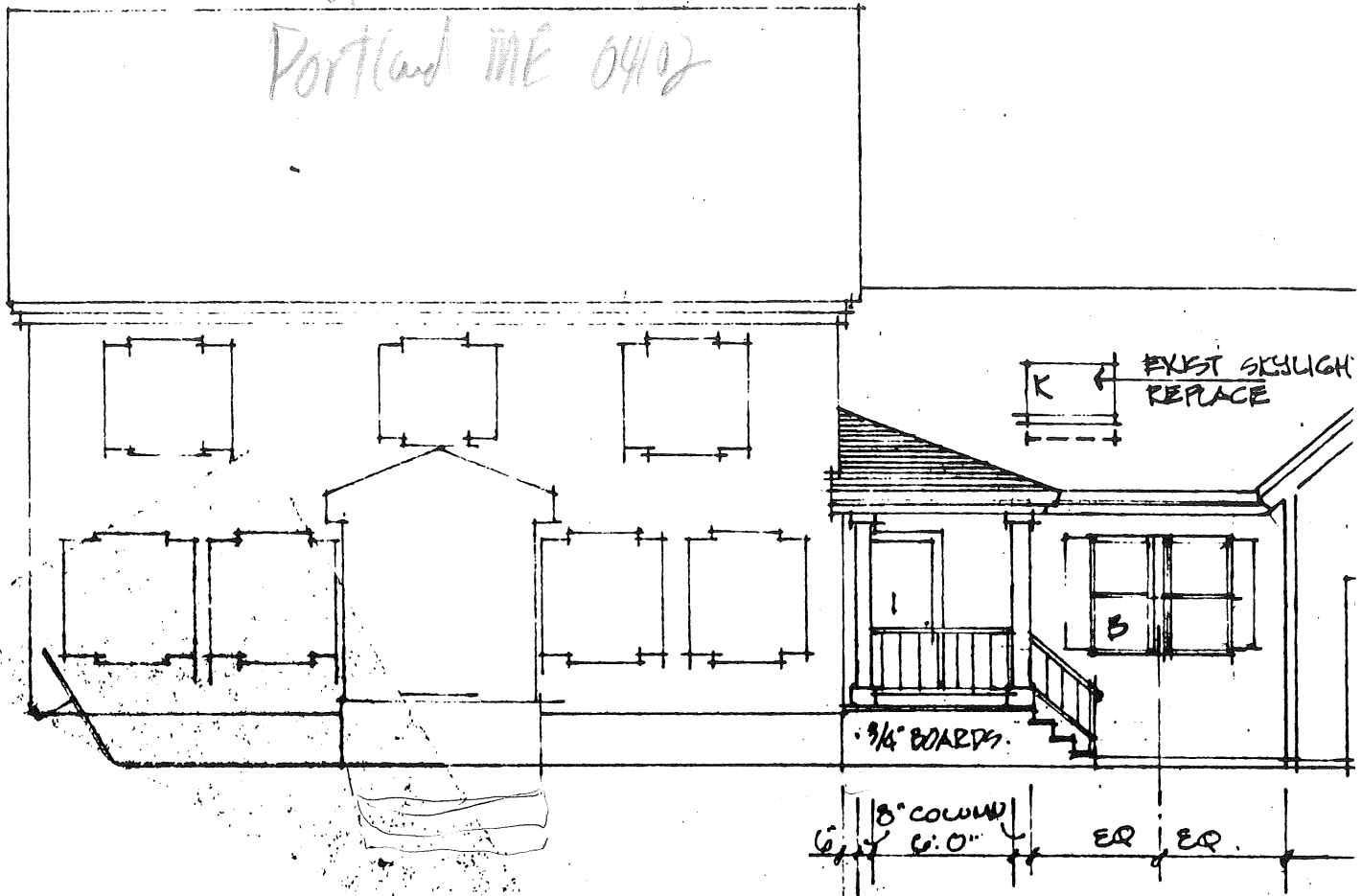
Kirchner
192 Calab ST
Portland

25 FT



Kirchner
192 Caleb ST

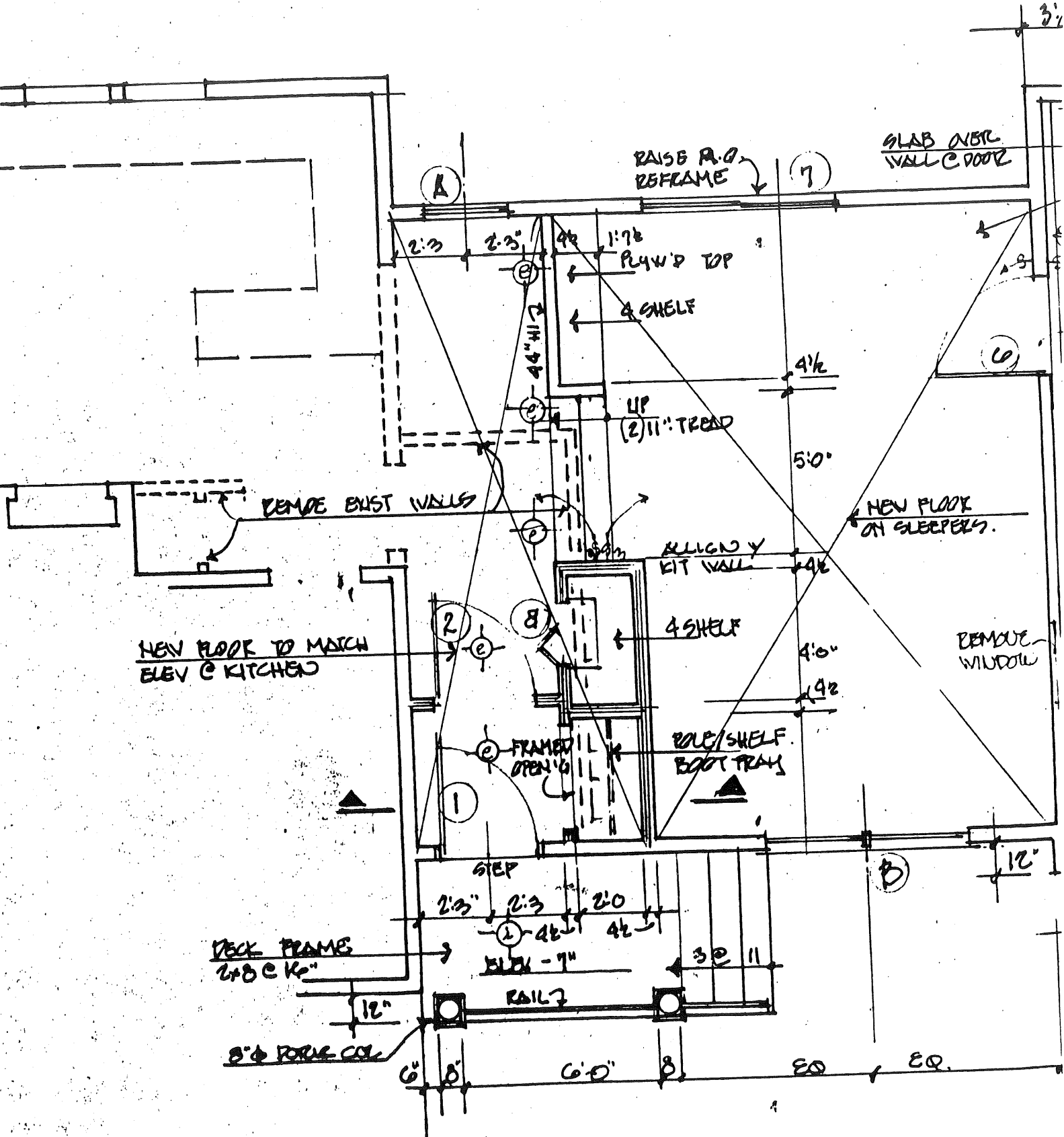
Portland ME 04102



FRONT VIEW @ 1/8"

PROFESSIONAL ARCHITECT
AND
GENERAL CONTRACTOR
LICENSED IN THE STATE OF MAINE
JAMES J. GIBSON





RAISE R.O.
REFRAME

GLAB OVER
WALL @ DOOR

A

7

2'-3"

2'-3"

42

1'-7 1/2"

PLYW'D TOP

4 SHELF

44" H

4 1/2"

UP
(2) 11" TREAD

5'-0"

6

REMOVE EXIST WALLS

NEW FLOOR
ON SLEEPERS

ALIGN Y
KIT WALL

NEW FLOOR TO MATCH
ELEV @ KITCHEN

4 SHELF

4'-0"

REMOVE
WINDOW

2

8

FRAMED
OPENING

TOILET/SHELF
BOOT TRAY

STEP

2'-3"

2'-3"

2'-0"

42

42

ELEV - 7"

3 @ 11"

DECK FRAME
2x8 @ 16"

12"

RAIL

8" @ FORCE COL

6"

8"

6'-0"

8"

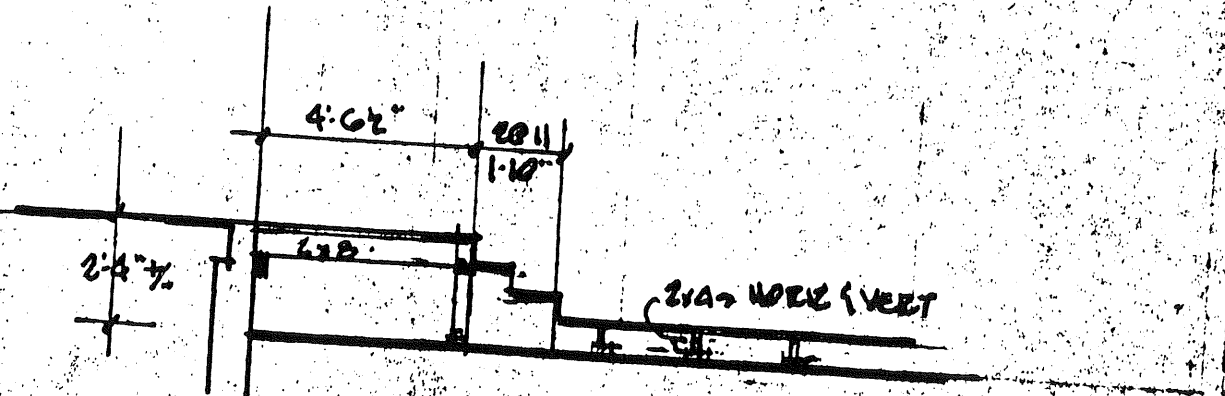
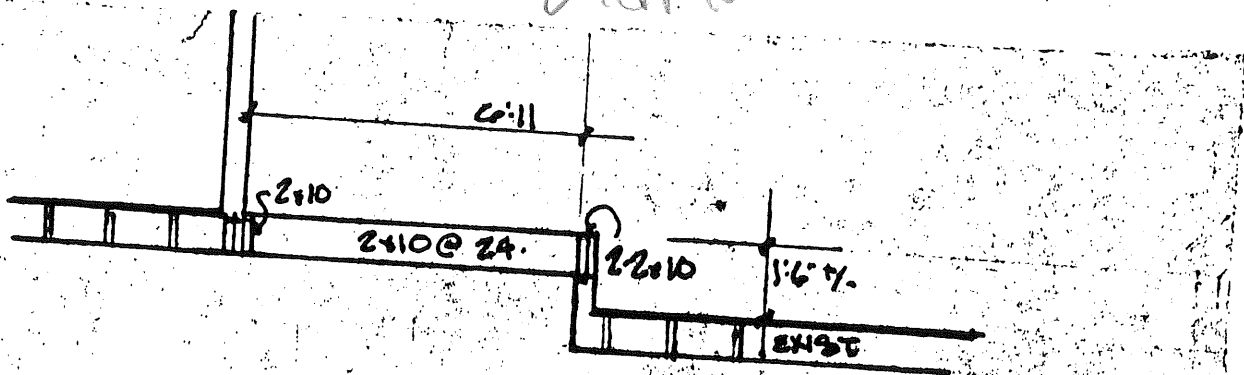
EQ

EQ

B

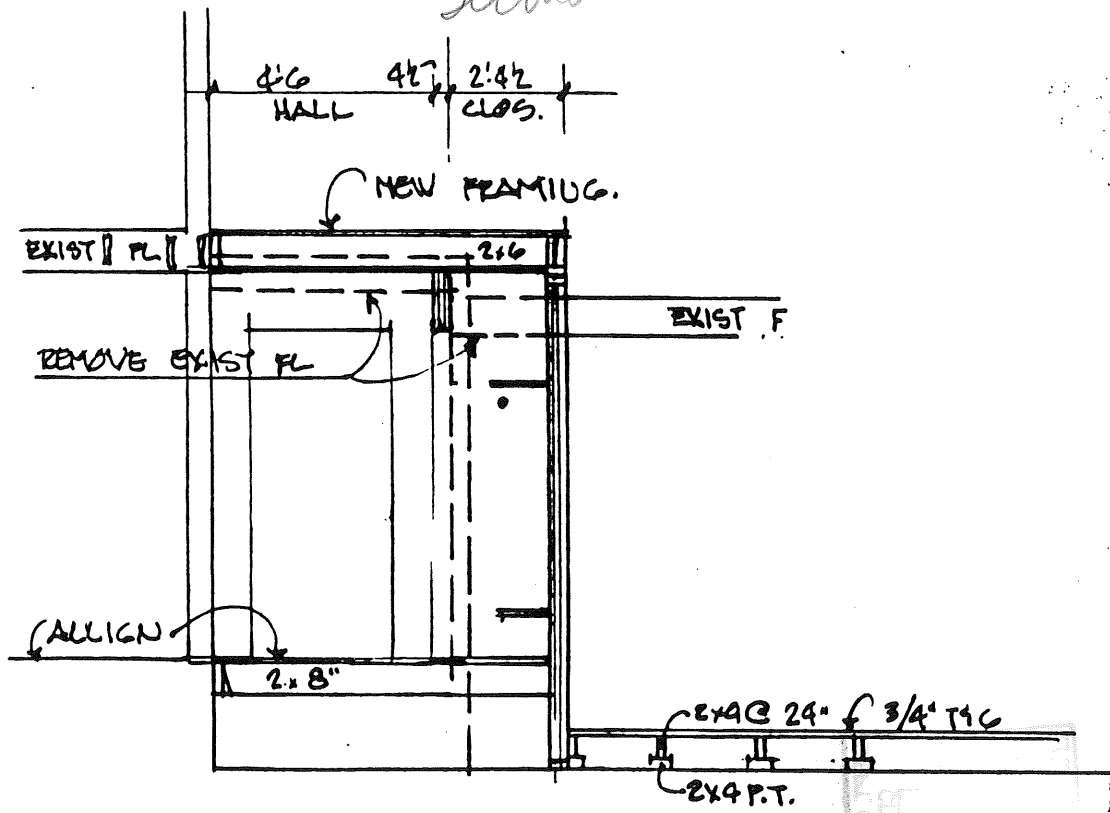
12"

2nd Floor



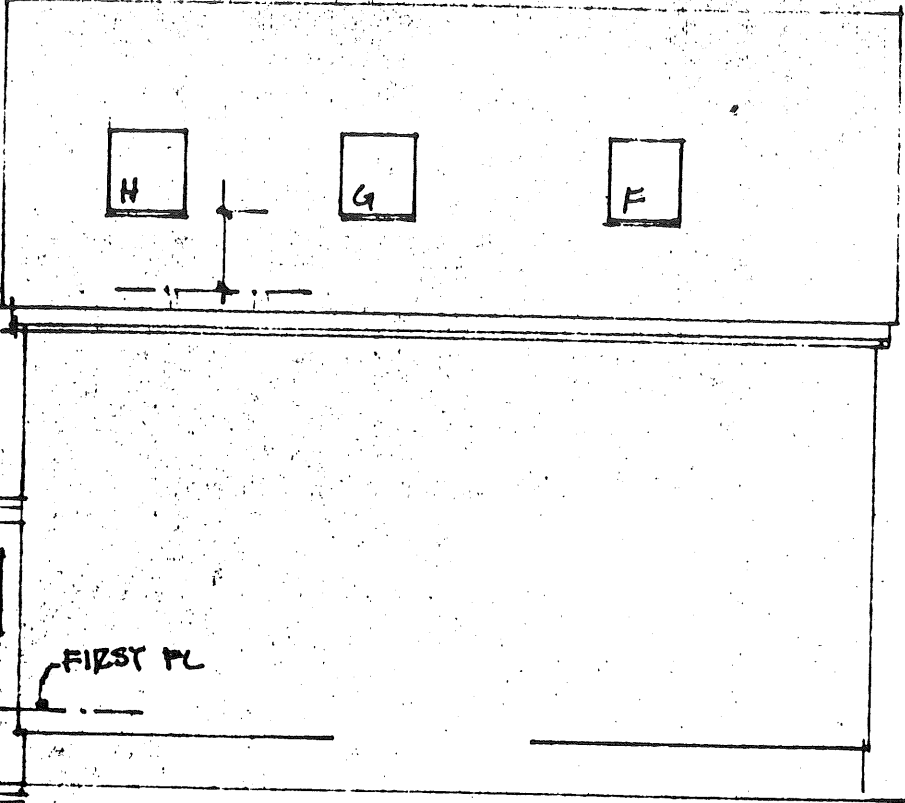
RECTANGULAR STEPS #1

Second floor



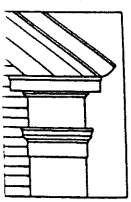
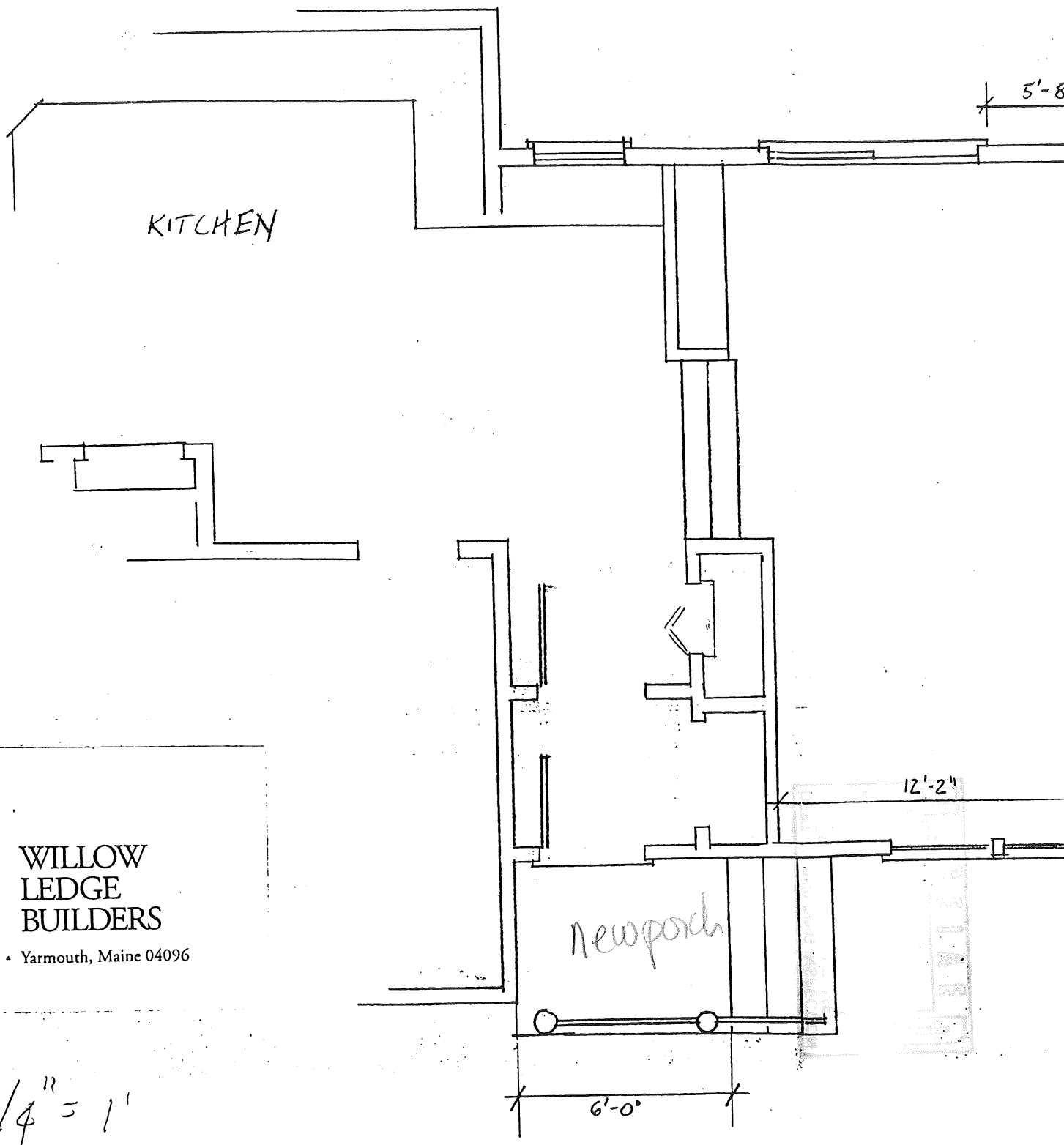
SECTION @ ENTRY HALL

PROFESSIONAL ARCHITECT
FOR THE STATE OF CALIFORNIA
NO. 10194
J. J. JENSEN



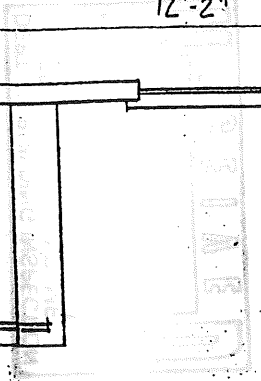
EXIST DOOR
REPLACE FINISH

REAR VIEW



WILLOW
LEDGE
BUILDERS

P.O. Box 859 • Yarmouth, Maine 04096



existing
KITCHEN

e

5'-8"

12'-2"

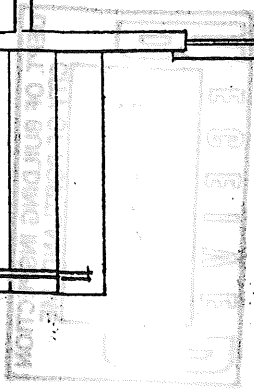
6'-0"

OW
E
DERS

Maine 04096

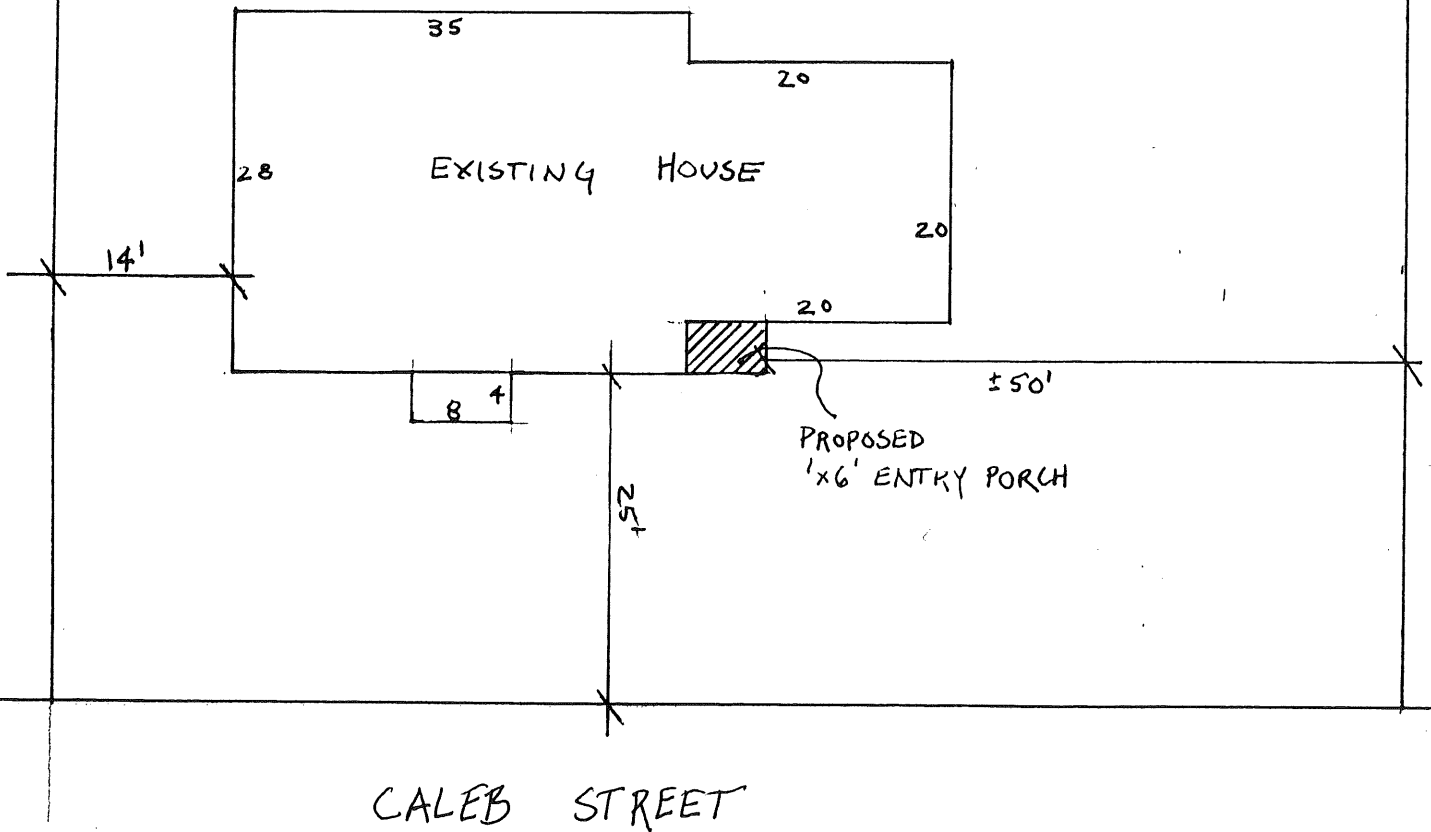
1'

KIRCHN

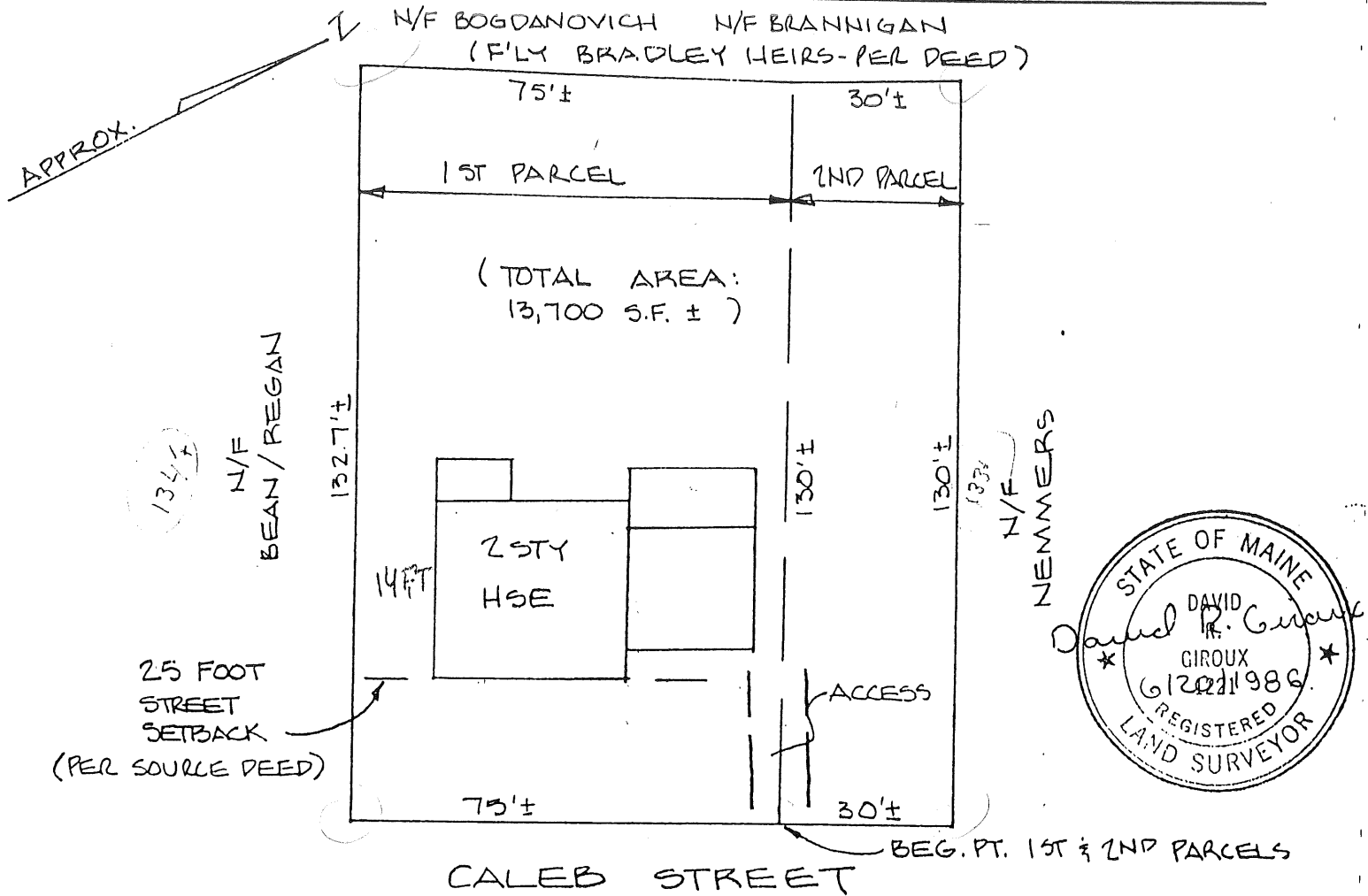


SITE PLAN

KIRCHNER RESIDENCE
192 CALEB STREET
PORTLAND, ME



MORTGAGE LOAN INSPECTION SKETCH



KIRCHNER ACQUISITION, 192 CALEB STREET, PORTLAND, MAINE
Date: June 18, 1986 Scale: 1 inch = 30 feet ± Project #860426

NOTES:

- 1.) This mortgage loan inspection sketch shows apparent property lines but does not constitute a Standard Boundary Survey of the subject real property. It may not comply with the requirements set forth in "Standards of Practice, Rule 12, Rules and Regulations for the State Board of Registration for Land Surveyors" as adopted by the Maine State Board of Registration for Land Surveyors, and is not to be used for descriptive or recording purposes.
- 2.) Statements made hereon are not statements of warranty but are statements of opinion made to the best of this surveyor's knowledge, information and belief.
- 3.) Distances are per deed description.
- 4.) Subject to restrictions as described in Book 1615, Page 219, Cumberland County Registry of Deeds.
- 5.) The buildings depicted above are not located in a flood hazard zone according to H.U.D. flood maps.
- 6.) The premises depicted above did conform with dimensional aspects of local zoning at time of construction.

THIS MORTGAGE LOAN INSPECTION IS NOT A BOUNDARY SURVEY BUT IS FOR MORTGAGE PURPOSES ONLY.

To: PEOPLES HERITAGE BANK and TICOR TITLE INSURANCE COMPANY, its successors in interest, exclusively; I hereby certify to the best of my knowledge, information and belief that I have inspected or have caused to be inspected the premises shown hereon and the evident easements, encroachments and buildings depicted above are located on the ground as shown subject to the qualifications set forth in the "Notes" above and the premises shown hereon are based on Book 4634, Page 17, Cumberland County Registry of Deeds.

192 Caleb Street
Portland, Maine
Scale: 1"=30'

To all parties in title of the premises surveyed: I, Herbert P. Gray hereby certify that this survey was made by me on January 27, 1987, that this survey was actually made upon the ground as per record description and is correct and there are no encroachments either way across property lines except as shown on this survey.

To the lending institution and its insurer: I hereby certify that the location of the dwelling shown on this plan does conform with the local zoning laws in affect at the time of construction. The property does not fall within the special flood hazard zone.

This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions as of the date shown hereon. This plan is not for recording.

Theodore & Diane Kirchner-Refinance



Herbert P. Gray

