

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080749

JUL 22 2008

CITY OF PORTLAND

This is to certify that WEIGEL ANNE D & JOHN KWOK 179 Ken Stover

has permission to new 16' x 28' garage connect w/ perm 08-074

AT 92 HAMBLET AVE

179 B040001

provided that the person or persons who obtain or 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 is procured before this building or part thereof is occupied or closed-in. 4 HOUR NOTICE IS 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 N. Mackey 7/17/08
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: 08-0749	Issue Date:	CBL: 179 B040001
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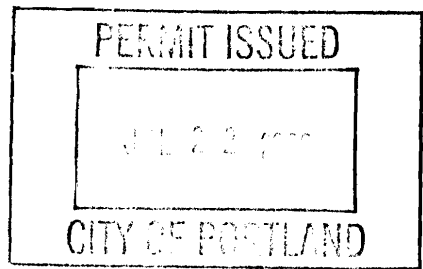
Location of Construction: 92 HAMBLET AVE	Owner Name: WEIGEL ANNE D & JOHN J KW	Owner Address: 92 HAMBLET AVE	Phone:
Business Name:	Contractor Name: Ken Stover	Contractor Address: 4 Harrison Road Bridgton	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - new 16' x 28' garage connected w/ permit#08-0748	Permit Fee: \$270.00	Cost of Work: \$25,000.00	CEO District: 5
Proposed Project Description: new 16' x 28' garage connected w/ permit#08-0748 - (extension of existing deck.)		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003	

Signature:	Signature: <i>Jm</i> 7/17/08
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: ldobson	Date Applied For: 06/24/2008	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"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 7/2/08 <i>Jm</i>	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 <i>JM</i> Date:
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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



General 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: <u>EAST SIDE / 92 HAMBLET AVE</u> <u>PORTLAND, ME 04103-1714</u>		
Total Square Footage of Proposed Structure/Area <u>448 FT²</u>		Square Footage of Lot <u>7387 FT²</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>179 B 4041</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>JOHN KWOKA</u> <u>ANNE WEIGEL</u> Address <u>92 HAMBLET AVE</u> City, State & Zip <u>PORTLAND, ME</u> <u>04103-1714</u>	Telephone: <u>207</u> <u>828</u> <u>3789</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address <u>N/A</u> City, State & Zip	Cost Of Work: \$ <u>29,000.00</u> C of O Fee: \$ <u>-</u> Total Fee: \$ <u>29,000.00</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? <u>-</u> Proposed Specific use: <u>SINGLE CAR GARAGE, DETACHED</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>-</u> Project description: <u>16' x 28' SINGLE CAR, DETACHED, GARAGE</u>		
Contractor's name: <u>KEN STOVER</u> Address: <u>9 HARRISON RD</u> <u>207</u> City, State & Zip <u>BRIDGTON, ME 04009</u> Telephone: <u>318-8119</u> Who should we contact when the permit is ready: <u>ANNE WEIGEL</u> Telephone: <u>207-712-1877</u> Mailing address: <u>92 HAMBLET AVE, PORTLAND ME 04103-1714</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: [Signature] Date: 22 Jun 08
[Signature] 22 Jun 08

This is not a permit; you may not commence ANY work until the permit is issued.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

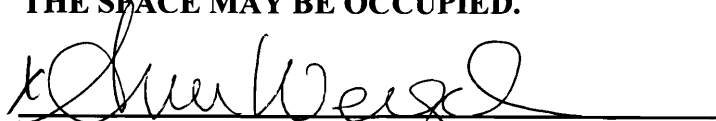
Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

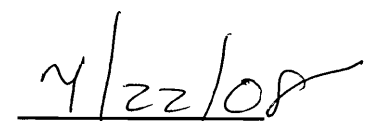
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

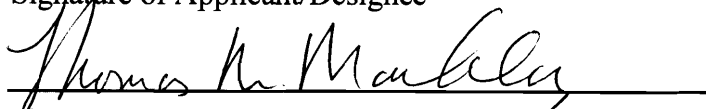
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



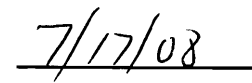
Signature of Applicant/Designee



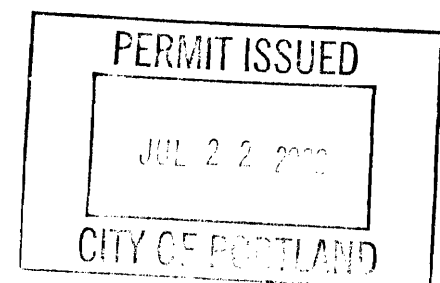
Date



Signature of Inspections Official



Date



City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0749	Date Applied For: 06/24/2008	CBL: 179 B040001
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Location of Construction: 92 HAMBLET AVE	Owner Name: WEIGEL ANNE D & JOHN J KW	Owner Address: 92 HAMBLET AVE	Phone:
Business Name:	Contractor Name: Ken Stover	Contractor Address: 4 Harrison Road Bridgton	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - new 16' x 28' garage connected w/ permit #08-0748	Proposed Project Description: new 16' x 28' garage connected w/ permit #08-0748 - remove part of existing deck.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/02/2008

Note:**Ok to Issue:**

- 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved **Reviewer:** Tom Markley **Approval Date:** 07/17/2008

Note:**Ok to Issue:**

- 1) 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.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

7/1/2008-amachado: Left message for Anne Weigel. Existing deck off rear connects to the existing garage. What is happening to the deck when the new garage is built?

7/2/2008-amachado: Received plans that show the deck after the new garage is built.



Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- ~~Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing~~ N/A
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- ~~Detail egress requirements and fire separation/sound transmission ratings (if applicable)~~ N/A
- ~~Insulation R-factors of walls, ceilings & floors & U factors of windows per the IECC 2003~~ N/A
- ~~Deck construction including: pier layout, framing, fastenings, guards, stair dimensions~~ N/A
- ~~Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"~~ N/A
- ~~Proof of ownership is required if it is inconsistent with the assessors records~~ N/A

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- ~~A change of use may require a site plan exemption application to be filed.~~ N/A

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

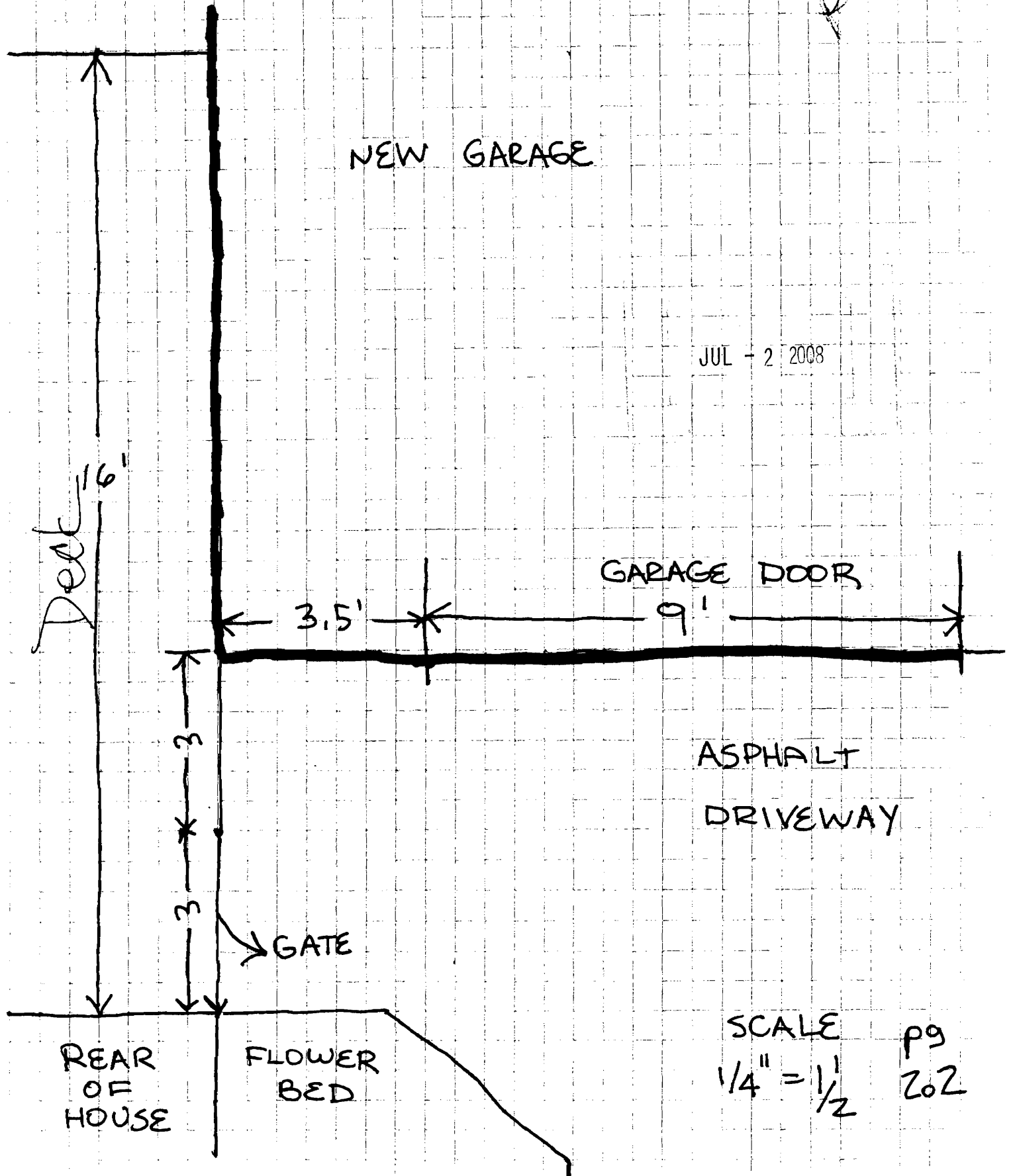
Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost
This is not a Permit; you may not commence any work until the Permit is issued.

John Kwoka & Anne Weigel
92 Hamblet Avenue
Portland, ME 04105

JK
AW 22JUN08

WEIGEL / KWOKA
92 HAMBLET AVE

IS
Proposed



NEW GARAGE

JUL - 2 2008

GARAGE DOOR

3.5'

9'

ASPHALT
DRIVEWAY

GATE

REAR
OF
HOUSE

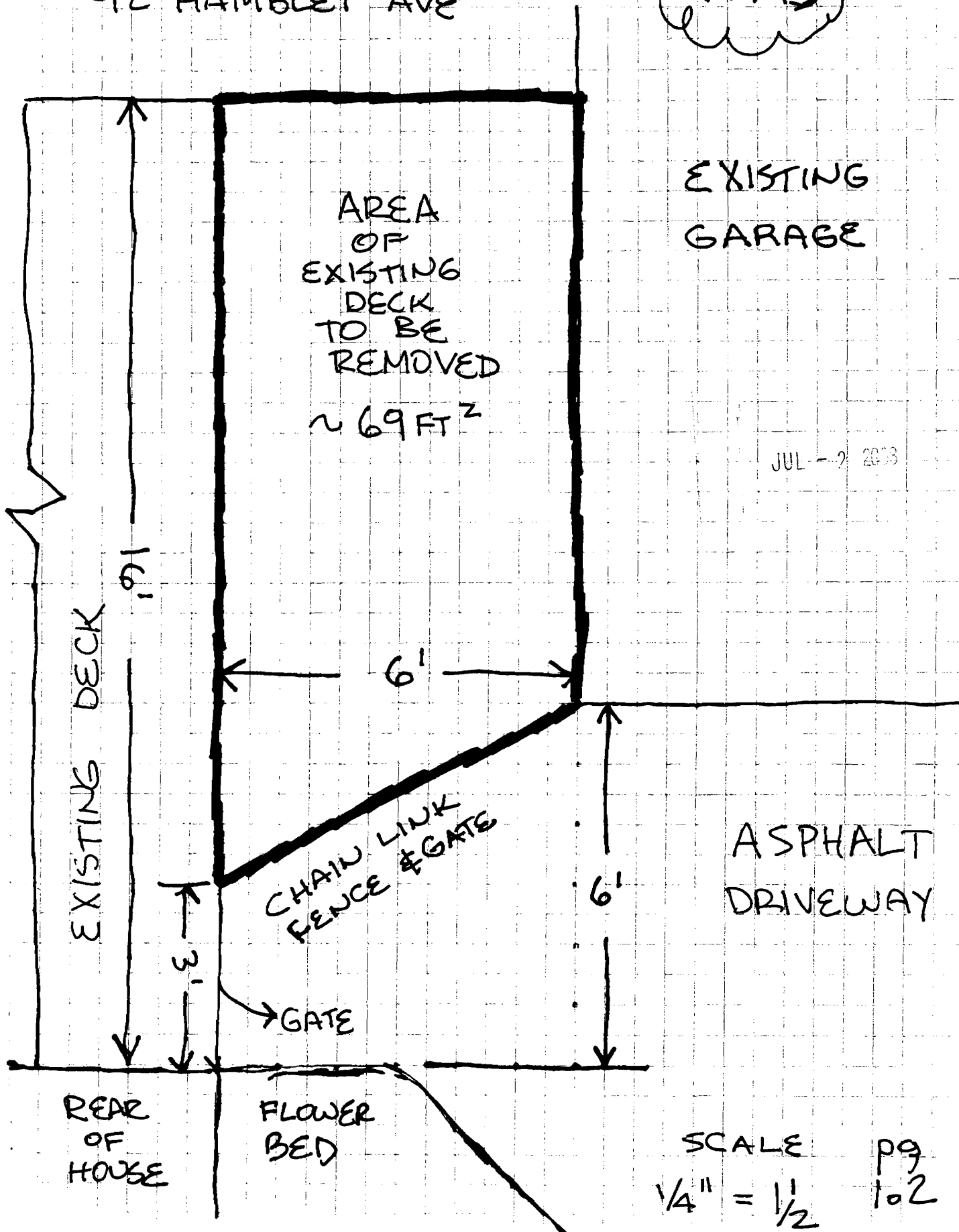
FLOWER
BED

SCALE
1/4" = 1 1/2'

pg
202

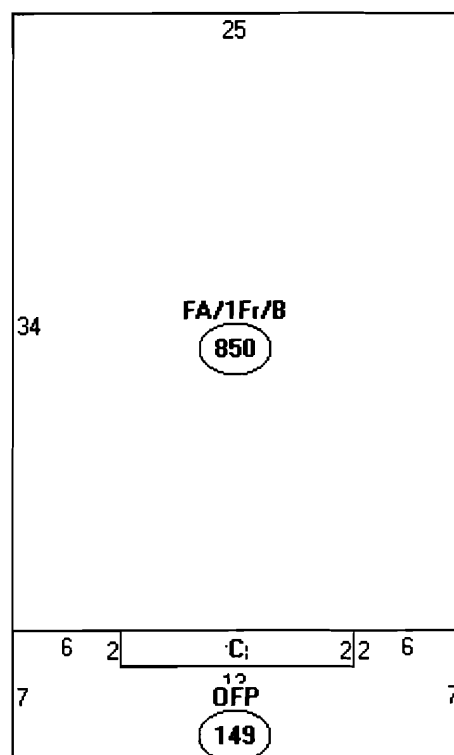
WEIGEL/KWOKA
92 HAMBLET AVE

WAS



JUL - 2 2008

SCALE 1/4" = 1/2" pg 102

Descriptor/Area

A: FA/1Fr/B
850 sqft

B: OFF
149 sqft

C: 1Fr
26 sqft

= 1025.

Steps $6.5 \times 4 = 26$

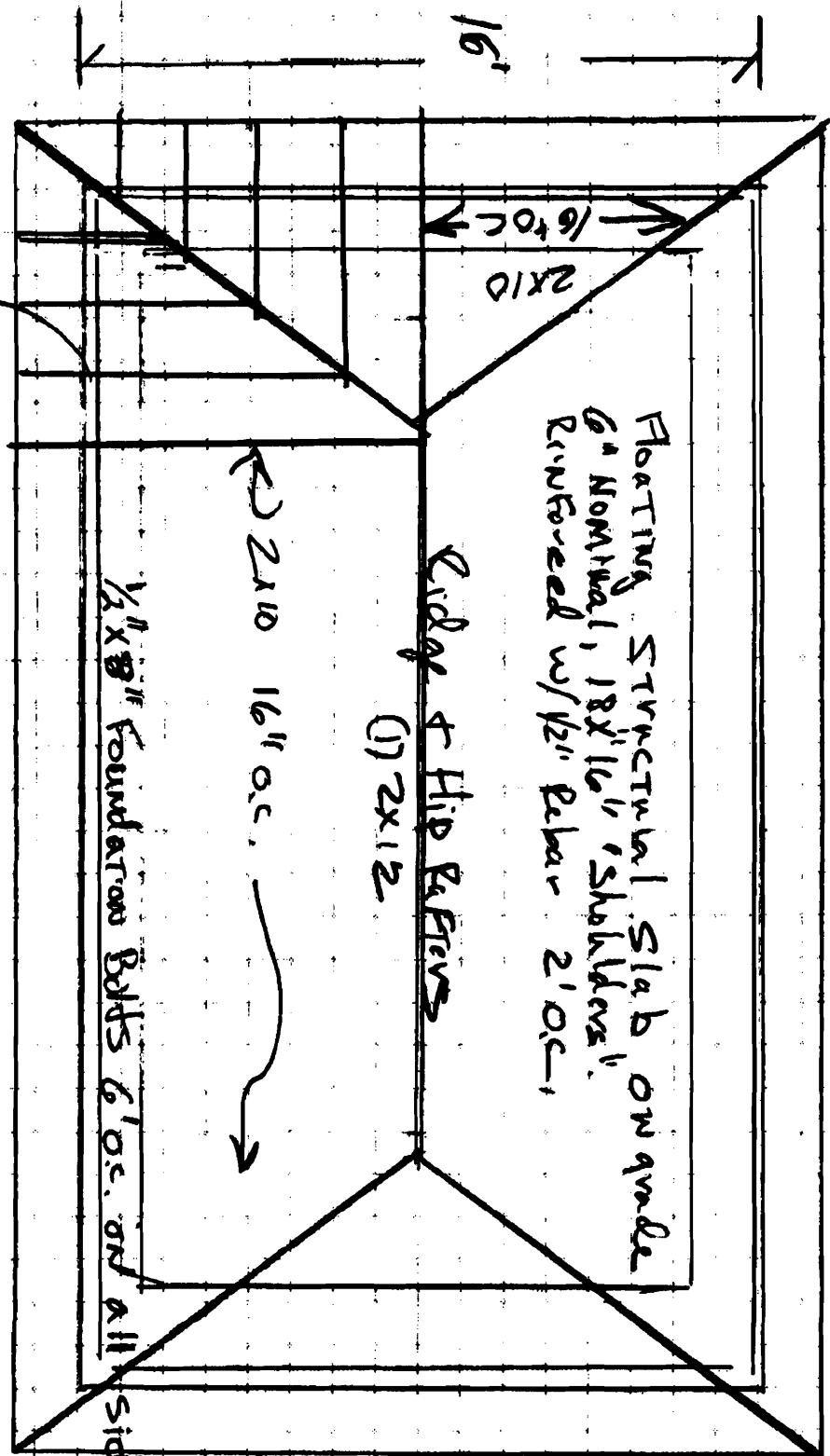
deck $24.5 \times 16 = 392$

Garage $16 \times 28 = 448$

shed = $8 \times 12 = 96$

391987

Kwoka / Weigel Garage
 92 Hamblet St
 Slab + Rafter Plan $\frac{1}{4}'' = 16''$



→ all RAFTERS Tied to plates w/ Simpson
 "Hurricane Ties" Nailed per Mfg's Specs.

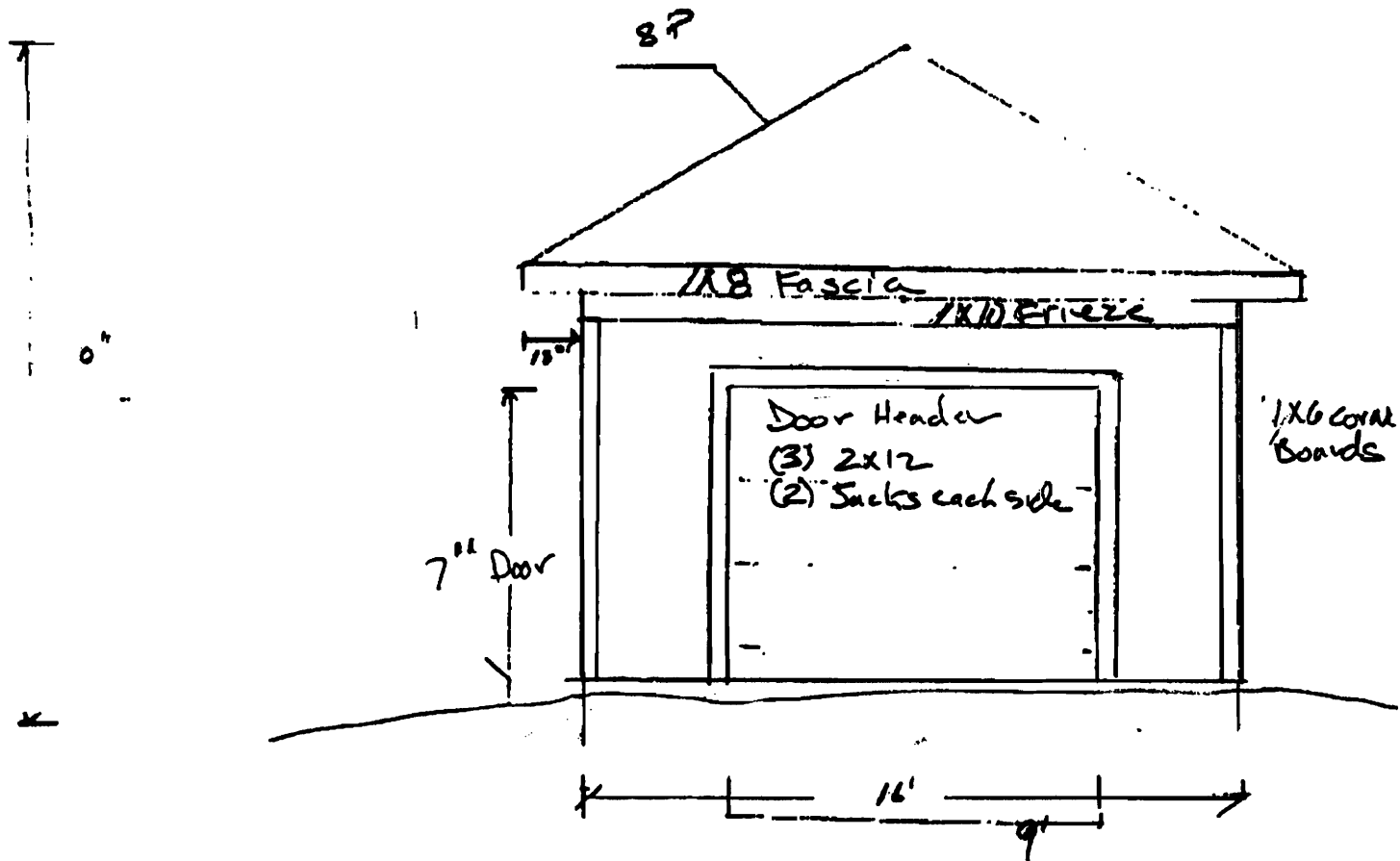
John Kwoka & Anne Weigel
 92 Hamblet Avenue
 Portland, ME 04103

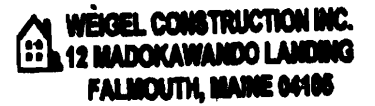
WEIGEL CONSTRUCTION INC.
 12 MADOKAWAYARD LANDING
 FALMOUTH, MAINE 04105

WEIGEL CONSTRUCTION INC.
 12 MADOKAWANDO LANDING
 FALMOUTH, MAINE 04105

Kwoka/
 Weigel Garage
 South Elevation
 $\frac{1}{4}'' = 1'0''$

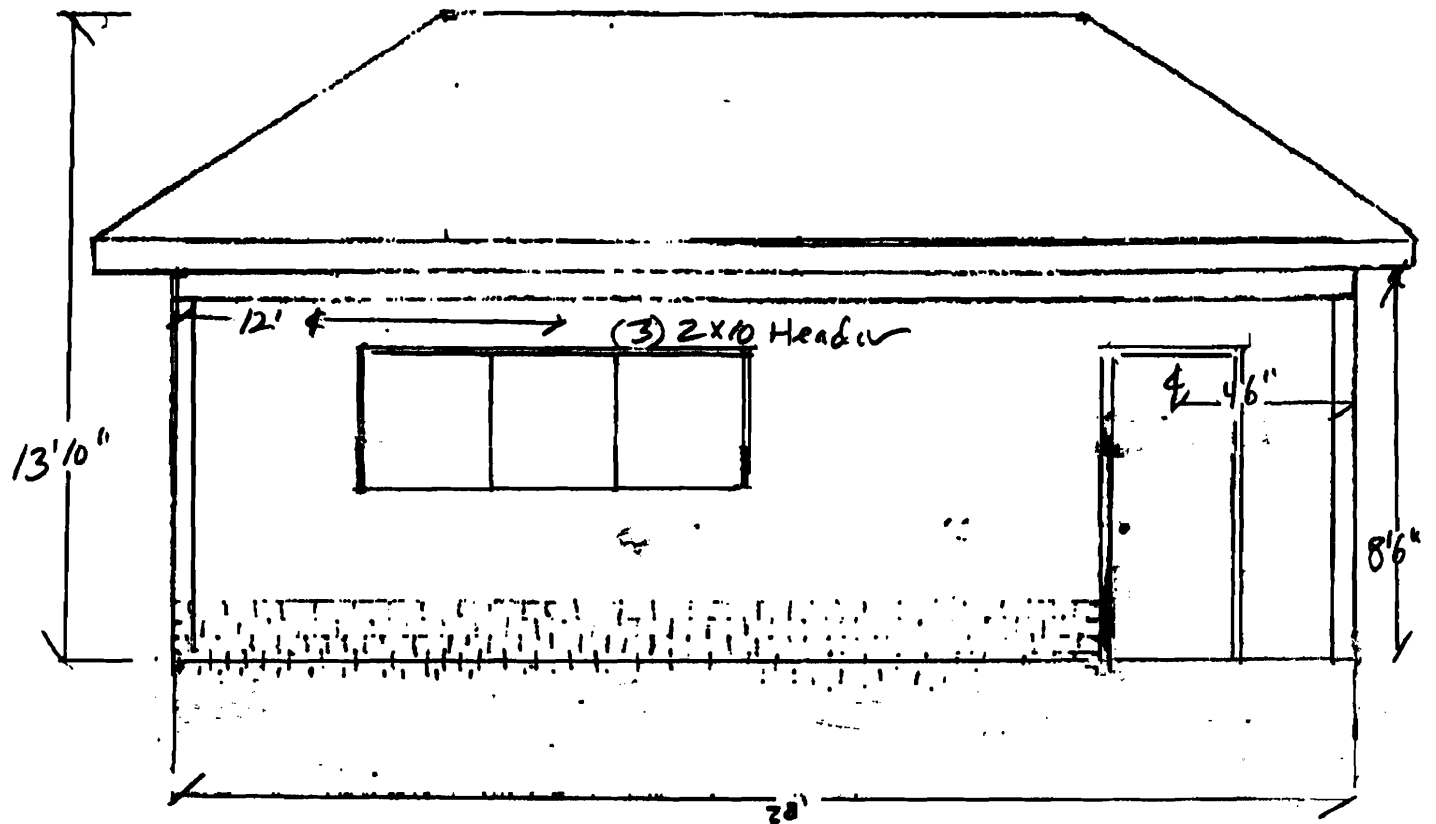
7/16 OSB wall sheath
1/2 CDX plywood Roof Sheath
8" double D.P. eDg
3" Jc under
15" IS FELT
TRAIL House wrap
Window 3" Jc Alum. D.P. cap
2" wall plate Porch w/ 5" seal
Set in vents to match House






2 Thermal Tru . S150 SINGLE 1/2" IN W/L BAND
6 ANVUS 24-31 ANVUS WINDOW W/L CRUI ..
9' x 7' GARAGE DOOR w/ OPERATOR (MAY. TO BE HAND)
ONYX BLACK O.C. 3RD SHIP/2
Clear Cedar wood slats/s
Trim TO MATCH (AS CHN AS POSSIBLE)
1x10 Freeze 3 FACED TRIMED.
1x6 V-MATCH pine for 18" soffit
2x6 wall covt. 16" O.C.
2x10 RAFTER 16" O.C.
2x9 Collet Tie 16 O.C.
2x12 SIDES

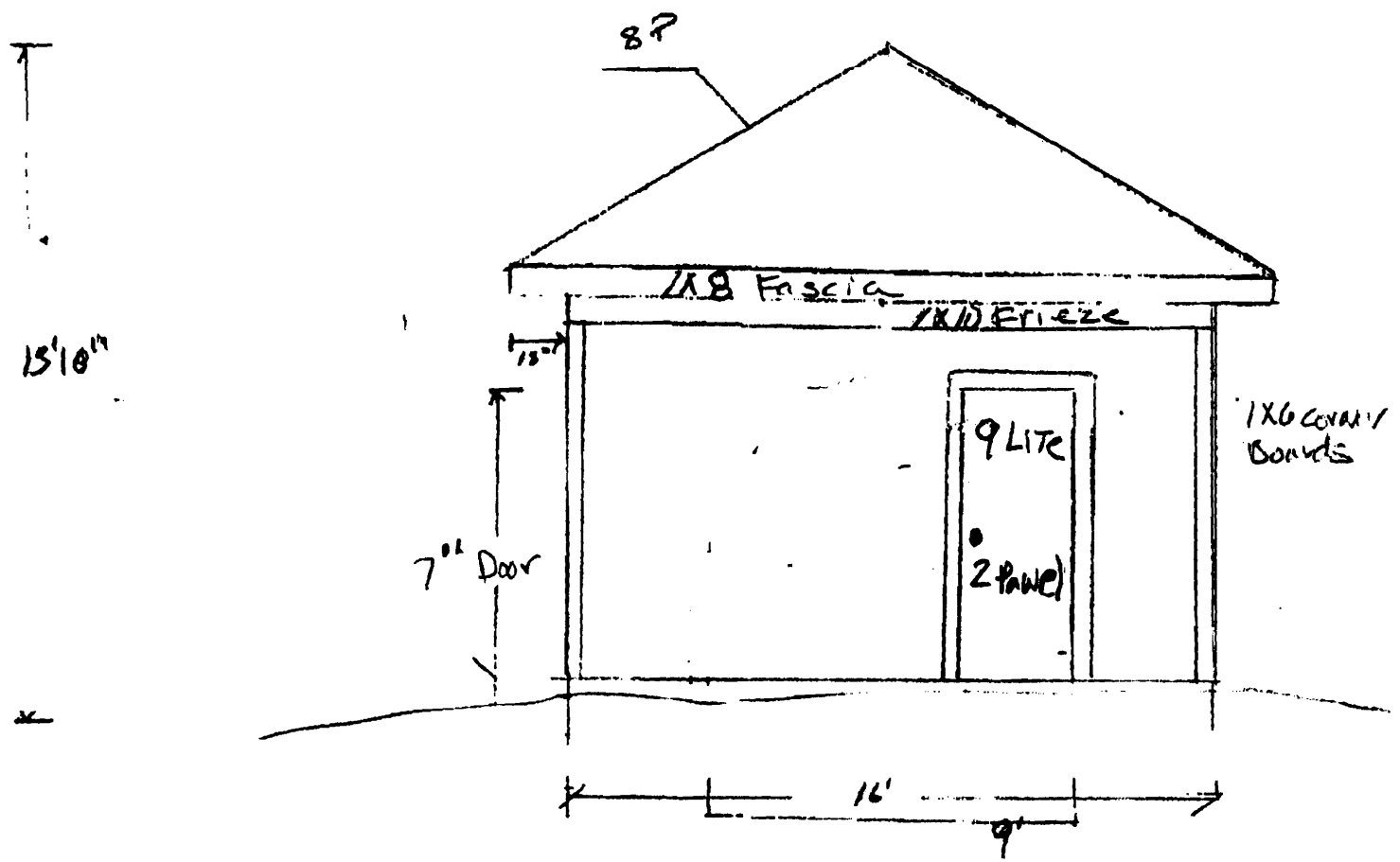
Kwoka/Weigel Garage
West Elevation 1/4" = 110"



 WEIGEL CONSTRUCTION INC.
12 MADOKANANDO LANDING
FALMOUTH, MAINE 04105

Kwoka /
Weigel Garage
NORTH ELEVATION
1/4" = 1' ON

7/16 OSB wall sheath
1/2" CDX Plywood Roof Sheath
8" Okalok DRY CDX
3" Ins. under
15' 10" FEET
TRAIL House wks
Window 3' Ins. Okalok DRY CDX
pt. wall plate Porosol w/ 3/4" sand
Set vents to major house

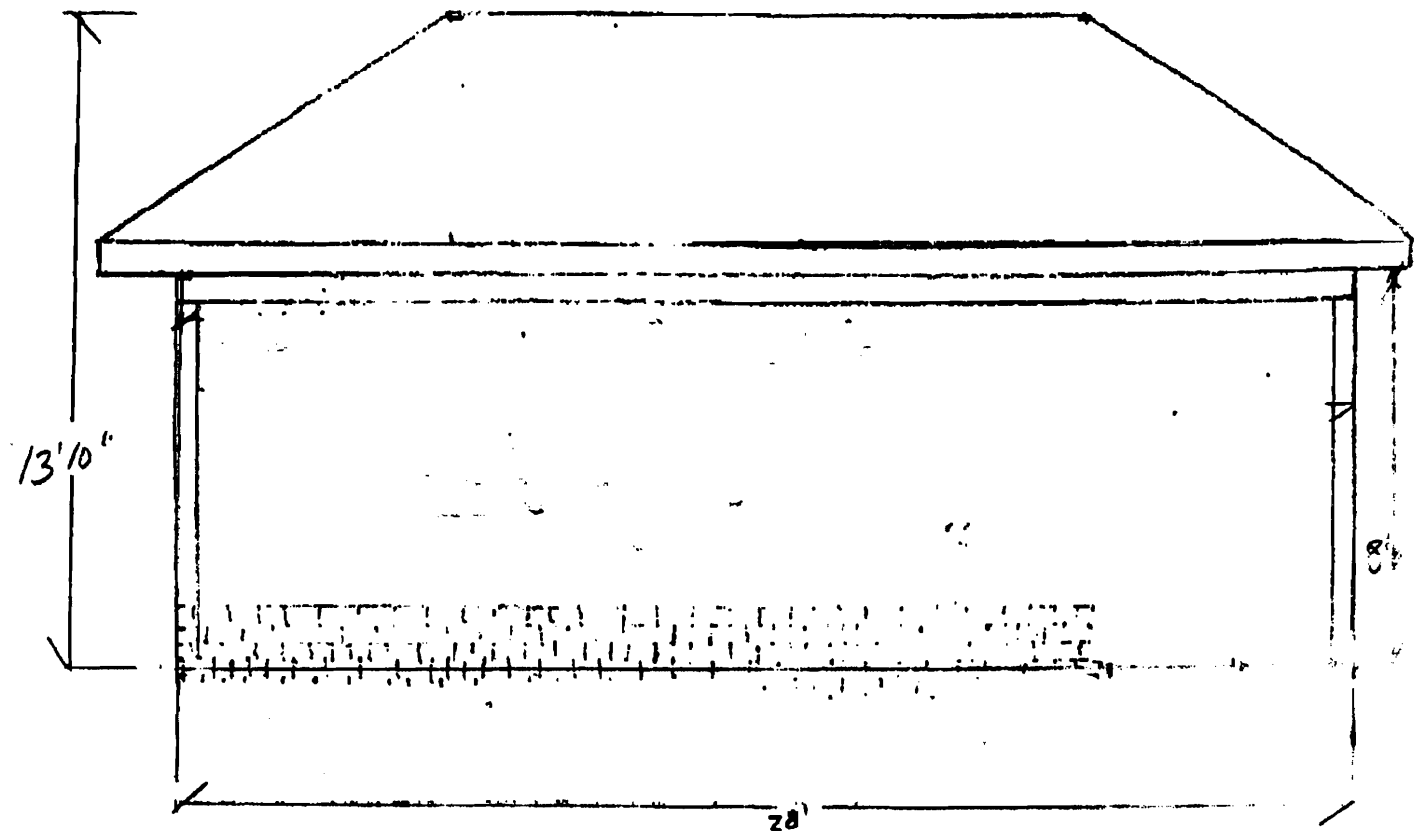


 WEIGEL CONSTRUCTION INC.
12 MADOKAWANDO LANDING
FALMOUTH, MAINE 04105

2 Thermal Pane 5/8" Single 1/2" Insul w/ 1/2" Panel
6 Anderson Acc-31 Awning Window w/ CR-11
9' x 7' Garage Door w/ Opener (max. to be used)
ONyx Black O.G. Star Shingles
Clear Cedar Wood Shingles
Trim to match (as close as possible)
1 x 10 Freeze & Face Trim
1 x 6 V-match pine for 18" soffit
2 x 6 wall const. 16" O.C.
2 x 10 rafters 16" O.C.
2 x 8 collar tie 16" O.C.
2 x 12 rafter

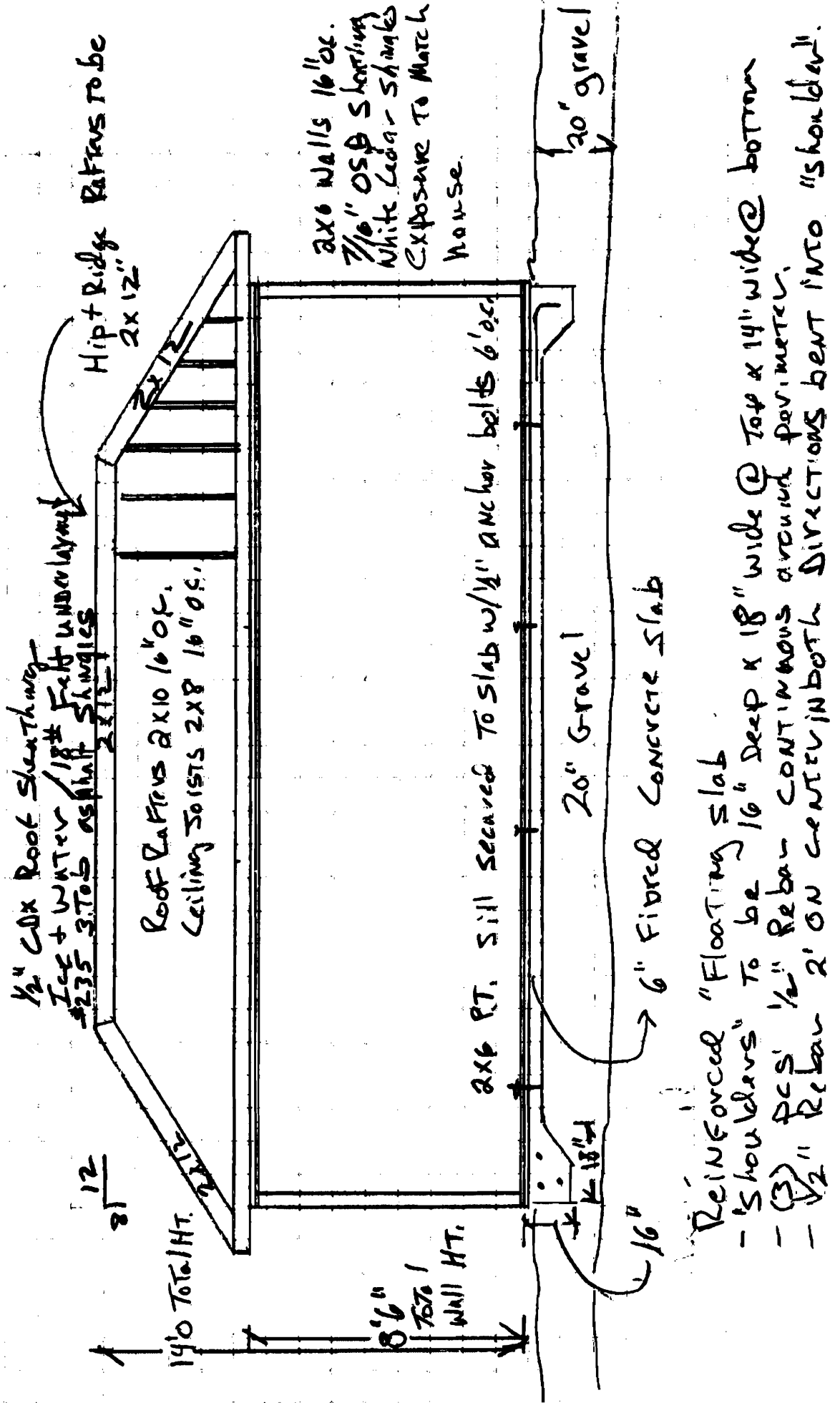
Kwoka/Weigel
East Elevation

1/4" = 1'0"

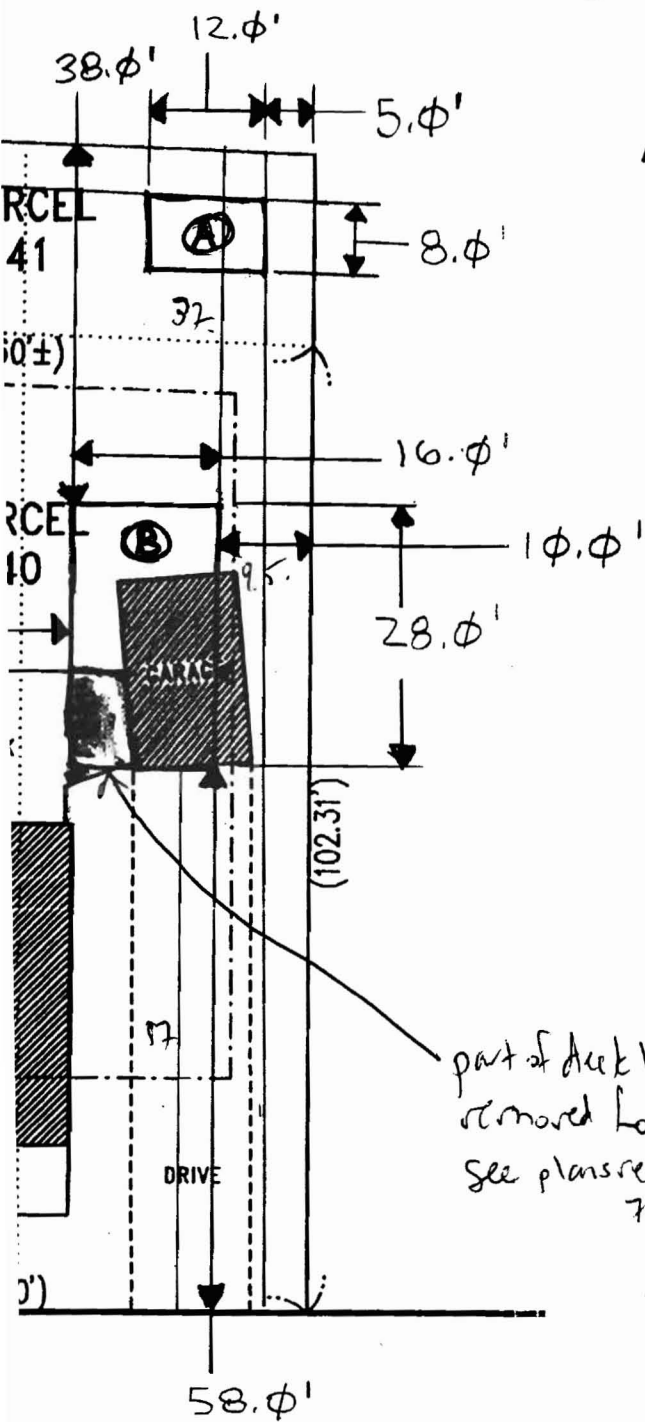


Kwaker / Weigel Garage
 Building Section
 1/4" = 1'0"

WEIGEL CONSTRUCTION INC.
 12 MADOKAWANDO LANDING
 FALMOUTH, MAINE 04103



92 HAMBLET AVENUE, PORTLAND, MAINE
 PLAN BOOK 14 PAGE 29 LOTS 100 & 101
 ASSESSOR'S MAP 179 BLOCK B PARCELS 40 & 41



- (A) NEW 8.φ' x 12.φ' SHED TO BE PLACED PER CURRENT BUILDING CODE REQUIREMENTS IN EFFECT JULY 08
- (B) NEW 16.φ' x 28.φ' DETACHED GARAGE TO CONSTRUCTED AFTER (A) IS BUILT, FOLLOWED BY DEMOLITION OF CURRENT DETACHED GARAGE. NEW STRUCTURE TO BE PLACED PER CURRENT BUILDING CODE REQUIREMENTS IN EFFECT JULY 08

THIS IS NOT A BOUNDARY SURVEY.
 BOUNDARY LINES ARE APPROXIMATE.
 DWELLING LOCATION IS BASED ON EXISTING MONUMENTATION.
 THIS PLAN EXCEPTS CHAPTER 90, PART 2, SECTION 4 THROUGH 8
 OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' RULES.

EXISTING CONDITION PLAN OF LAND
 IN
 PORTLAND
 MAINE

SCALE: 1"=20' JUNE 18, 2008
 PREPARED FOR: ANN WEIGEL AND JOHN KWAKA
 92 HAMBLET AVENUE
 PORTLAND, MAINE

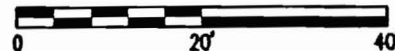
JOB NUMBER: 30857 ACAD FILE: 30857.DWG



SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions

INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074
 tel: (207) 883-1000 or (800) 882-2227
 fax: (207) 8831001
 e-mail: info@northeastcivilsolutions.com



AVENUE

part of deck being
 removed for new garage
 see plans received
 7/12/08.
 John Kwaka & Anne Weigel
 92 Hamblet Avenue
 Portland, ME 04103