

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 050648
JUL 21 2005
CITY OF PORTLAND

This is to certify that Craig Alexa Kanwit & /Bob Conache
has permission to Build a 24' x 24' Detached Garage
AT 43 Bay St

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 work on permit on procedure before this building or part thereof is altered or closed-in. FOUR 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

Signature: James Burke 7/20/05
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: 05-0648	Issue Date: <b>PERMIT ISSUED</b> JUL 21 2005	CEL: 155 D010001
-----------------------	--	---------------------

Location of Construction: 43 Bay St	Owner Name: Craig Alexa Kanwit &	Owner Address: 43 Bay St	Phone:
Business Name:	Contractor Name: Bob Gamache	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	Zone: R3
Past Use: Single Family Home	Proposed Use: Single Family / Build a 24' x 24' Detached Garage	Permit Fee: \$183.00	Cost of Work: \$18,000.00
		CEO District: 4	
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: SB IRC-2003 Signature: JMB 7/20/05
		Signature: _____ Date: _____	
		PEDESTRIAN ACTIVITIES DISTRICT (P. 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: 0512512005	<b>Zoning Approval</b>	

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>OK</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>6/13/05 JMB</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: <i>JMB</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

8/31/05 Met w/ owner and contractor. Setbacks are  
OK. Forms in place OK to pour for

**City of Portland, Maine - Building; or Use Permit**

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

<b>Permit No:</b> 05-0648	<b>Date Applied For:</b> 05/25/2005	<b>CBL:</b> 155 D010001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 43 Bay St	<b>Owner Name:</b> Craig Alexa Kanwit &	<b>Owner Address:</b> 43 Bay St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Bob Gamache	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Garages - Detached	

<b>Proposed Use:</b> Single Family / Build a 24' x 24' Detached Garage	<b>Proposed Project Description:</b> Build a 24' x 24' Detached Garage
---	---

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 06/13/2005

**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 07/20/2005

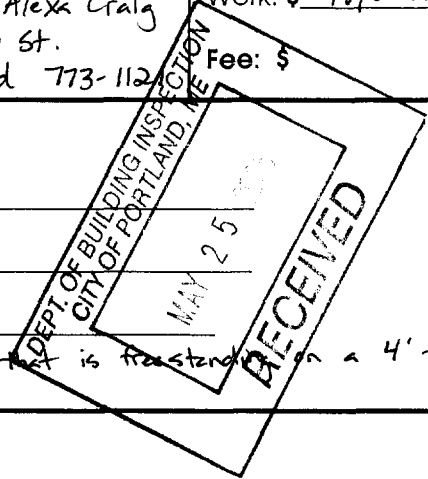
**Note:** 6/13/05 spoke w/Keith C. About clarity of standardized plans, he will submit the actual details of the construction.  
6/30 Alexa C. Came in to revise plans, but did not have enough framing/stair info, will call for appt.  
7/20 Alexa C. Came in with revisions, ok to issue

- 1) Separate permits are required for any electrical, plumbing, or heating.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

# All Purpose Building Permit Application

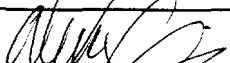
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Bay		
Total Square Footage of Proposed Structure $(24' \times 24') = 576 \text{ sq. ft}$	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 155          D          10	Owner: Keith : Alexa Craig	Telephone: 773-1121
Lessee/Buyer's Name (If Applicable)  n/a	Applicant name, address & telephone: Keith : Alexa Craig 43 Bay St. Portland 773-1121	Cost Of Work: \$ 18,000.00 Fee: \$
Current use: <u>residential home</u>		
If the location is currently vacant, what was prior use: <u>n/a</u>		
Approximately how long has it been vacant: <u>n/a</u>		
Proposed use: <u>SAME</u>		
Project description: <u>We propose to build a 24' x 24' garage that is freestanding on a 4' frost wall foundation.</u>		
Contractor's name, address & telephone: <u>Bob Gamache</u>		
Who should we contact when the permit is ready: <u>Keith Craig</u>		
Mailing address: <u>43 Bay St. Portland, ME, 04103 (773-1121)</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>773-1121 / 751-6934 (cell)</u>		



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: 	Date: <u>5/23/05</u>
---	----------------------

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall

WARRANTY DEED

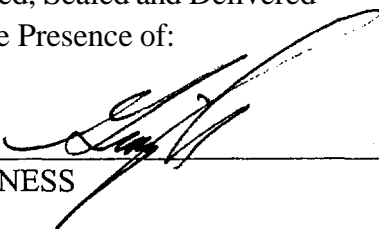
KNOW ALL PERSONS BY THESE PRESENTS, that I, LISA A. PARDUS of Portland, County of Cumberland, State of Maine, for consideration paid, grant to ALEXA KANWIT CRAIG and ANTHONY KEITH CRAIG, of Portland, County of Cumberland, State of Maine, whose mailing address is 43 Bay Street, Portland, Maine 04103, as joint tenants and not as tenants in common, their heirs and assigns forever, WITH WARRANTY COVENANTS,

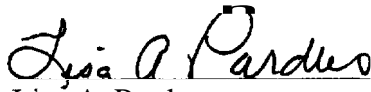
Three certain lots or parcels of land with the buildings thereon situated on the easterly side of Bay Street, in Portland, County of Cumberland and State of Maine, and being Lots numbered fifty-six (56), fifty-seven (57) and fifty-eight (58) on Plan of Goodridge and Buelduc dated May, 1895, prepared by E.C. Jordan and Company and recorded in the Cumberland County Registry of Deeds in Plan Book 8, Page 99. Subject to restrictions or easements of record, if any.

Meaning and intending to convey and hereby conveying the same premises conveyed to Lisa A. Pardus by warranty deed from Linda B. O'Donnell, formerly known as Linda B. Greene, and Gary N. O'Donnell dated July 31, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10206, Page 233.

IN WITNESS WHEREOF, the said Lisa A. Pardus has hereunto set her hand and seal this 19<sup>th</sup> day of February, 2004.

Signed, Sealed and Delivered  
in the Presence of:

  
WITNESS

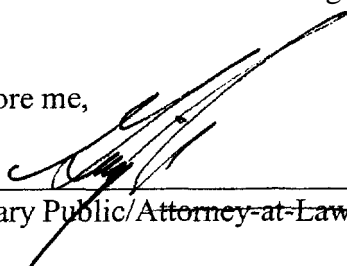
  
Lisa A. Pardus

STATE OF MAINE  
CUMBERLAND, SS.

February 19, 2004

Then personally appeared the above named Lisa A. Pardus and acknowledged the foregoing instrument to be her free act and deed.

Ginger R. Reoch  
Notary Public, Maine  
My Commission Exp: 8/8/09

Before me,  
  
Notary Public/Attorney-at-Law

Printed Name



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

Card Number 1 of 1  
 Parcel ID 155 D010001  
 Location 43 BAY ST  
 Land Use SINGLE FAELLY

Owner Address CRAIG ALEXA KANWIT & ANTHONY KEITH CRAIG JTS  
 43 BAY ST  
 PORTLAND ME 04103

Book/Page 20889/258  
 Legal 155-D-10-11-12  
 BAY ST 37-47  
 16415 SF

R3

**Current Valuation Information**

Land	Building	Total
\$38,010	\$55,130	\$93,140

**New Estimated Valuation Information**

Land	Building	Total	Phase-In Value
\$77,000	\$101,700	\$178,700	\$135,920

**Property Information**

Year Built 1900	Style Old Style	Story Height 1.5	Sq. Ft. 1164	Total Acres 0.377	
Bedrooms 3	Pull Baths 1	Half Baths	Total Rooms 6	Attic None	Basement Full

**Outbuildings**

Type SHED-FRAME	Quantity 1	Year Built 1980	Size 8X8	Grade C	Condition A
--------------------	---------------	--------------------	-------------	------------	----------------

**Sales Information**

Date	Type	Price	Book/Page
02/20/2004	LAND + BLDING	\$203,000	20889-258
07/31/1992	LAND + BLDING	\$87,350	10206-233

**Picture and Sketch**

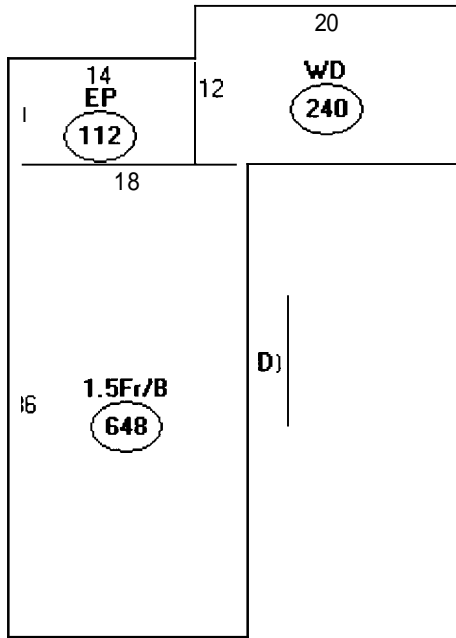
Picture                      Sketch                      Tax Map

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

[Click here to view comparable sales or below to view by:](#)





Descriptor/Area

- A: 1.5Fr/B  
648 sqft
- E: EP  
112 sqft
- C: WD  
240 sqft
- D: FBAY/B  
30 sqft

1030  
64 shed

---

1094  
576 New  

---

1,670 Garage

Lot 16,415  
X 35%

---

5,745

Alexa: Keith Craig  
43 Bay St  
Portland, ME  
773 #21

## Materials List for 24' by 24' Garage

### Foundation:

- 1.4' frost wall
- 2.6" reinforced wire mesh concrete slab
- 3.2 extra footings for lally columns in ridge line (24" x 24")
4. 1/2" diameter anchor bolts max 6' on center (one within 12" of each corner)

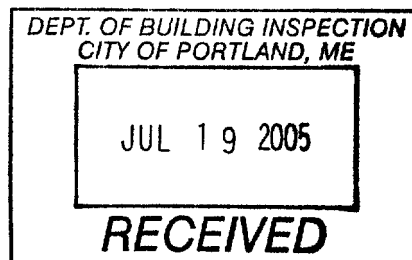
### Construction: (pitch at 8/12)

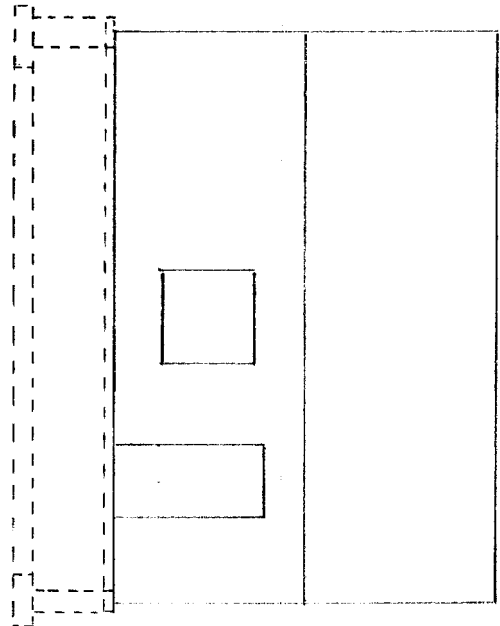
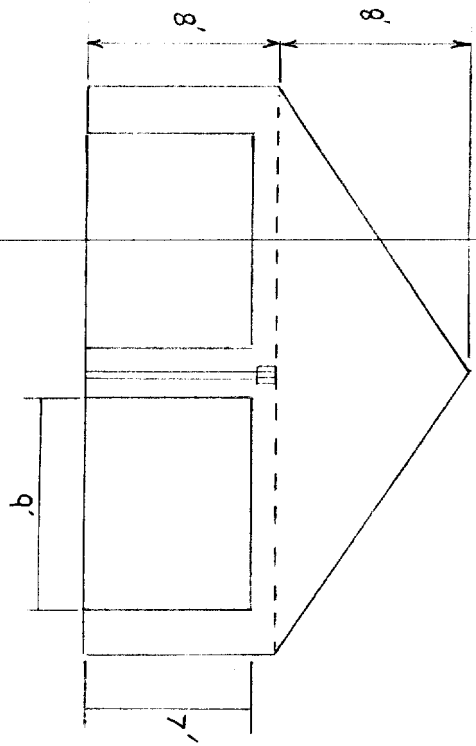
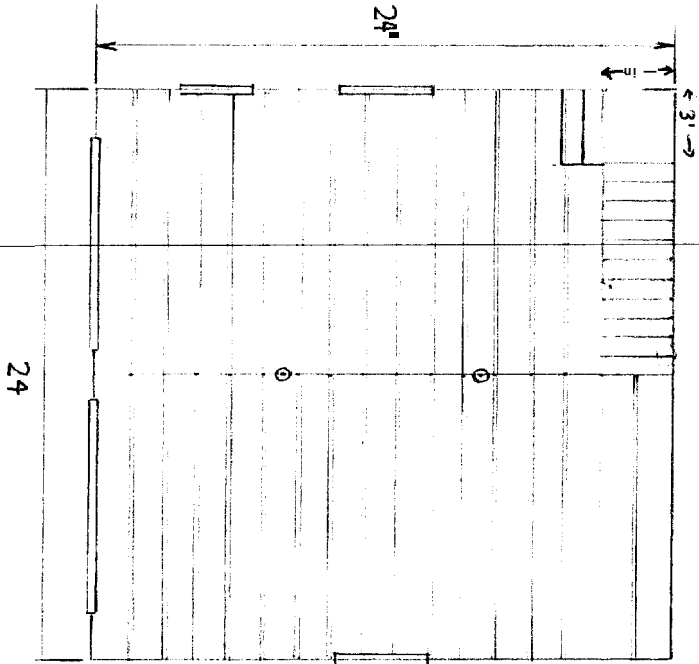
1. Wall studs 2x4 16" on center
2. Bottom plate- pressure treated 2x6
3. Comer posts 2x4
4. Top plate- double 2x4
5. Rafters 2x8 16" on center
6. Rafter ties 2x4 16" on center
7. Ridge board 2x8
8. Joists 2x8 16" on center **with** 12' span
9. Center **beam** three 2x10" tied together
10. T-111 siding
11. Headers for garage doors 2x8
12. 1/2" CDX Plywood for roof sheathing
- \* 13.2 Lally columns 8' on center
14. Metal drip edge all around roof
15. Asphalt roof shingles
- \* 16. Floor in loft 1/2" CDX Plywood
17. Staircase for access to **loft** built to code (max 7 3/4" rise and **minimum** 10" net tread)
- \* 18. Handrail for staircase height greater than 30" = 36" baluster (<sup>less than</sup> max 4" spacing) railing on balcony

### Additions:

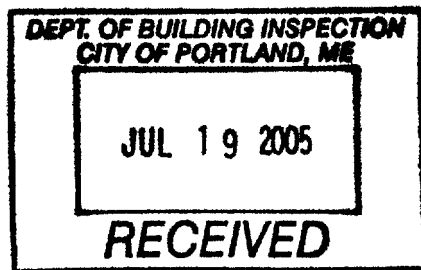
- 1.2 overhead wood garage doors 7'x 9'
2. One wood service door with window
- 3.2 vinyl windows

34" min on stairs  
w/ graspable handrail / combo guard  
or attached w/ ends  
dowel returned





Alexa: Keith Craig  
 43 Bay St.  
 Portland, ME  
 773-1121



THIS IS NOT A BOUNDARY SURVEY

MORTGAGE LOAN INSPECTION PLAN

43 BAY STREET

No. 616-9

FALMOUTH ME

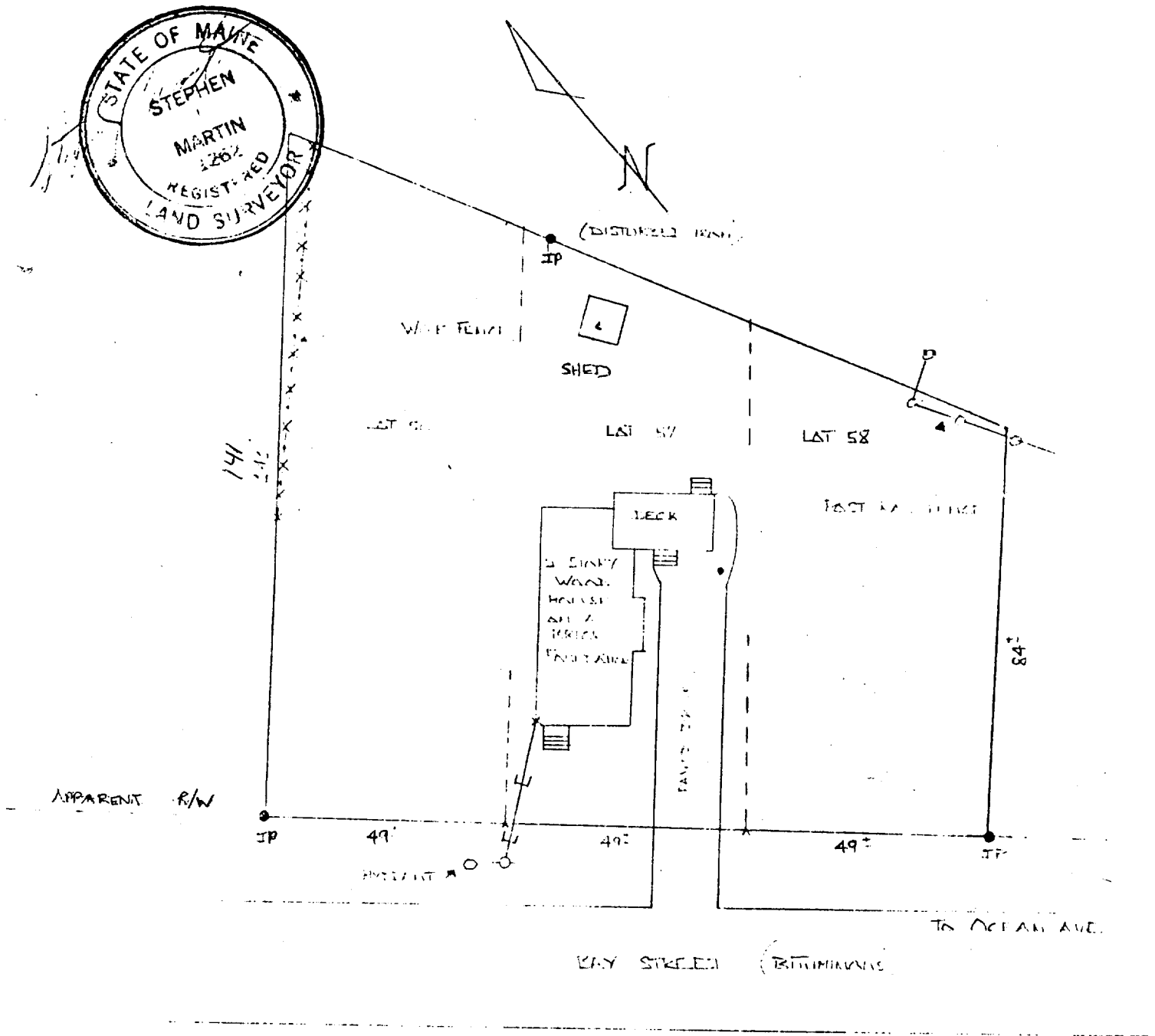
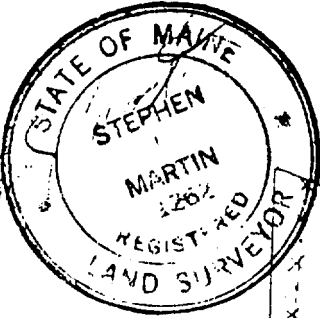
TO THE LENDING INSTITUTION AND ITS TITLE INSURER —  
I hereby certify that the location of the dwelling shown  
on this plan did conform with the local zoning  
laws in effect at the time of construction. The property  
does not fall within a special flood hazard zone.

BOOK 123 PAGE 123 COUNTY CANTON

BUYER: LINDA E. GREENE GARY M. SCHULTZ

PLAN BOOK S PAGE 99 LOT 57, 57, 58

SELLER: LINDA E. GREENE JUDY M. SCHULTZ



**THIS IS NOT A BOUNDARY SURVEY.** This plan is based strictly on information provided by others and does not take into consideration any conflicts which obutting descriptions may contain.

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

Date 7-2-87 Scale 1" = 30'

R P TITCOMB ASSOCIATES, INC. Falmouth, Maine

Drawn By R.O.C.

Alexa : Anthony Keith Craig  
43 Bay St.  
Portland, ME, 04103

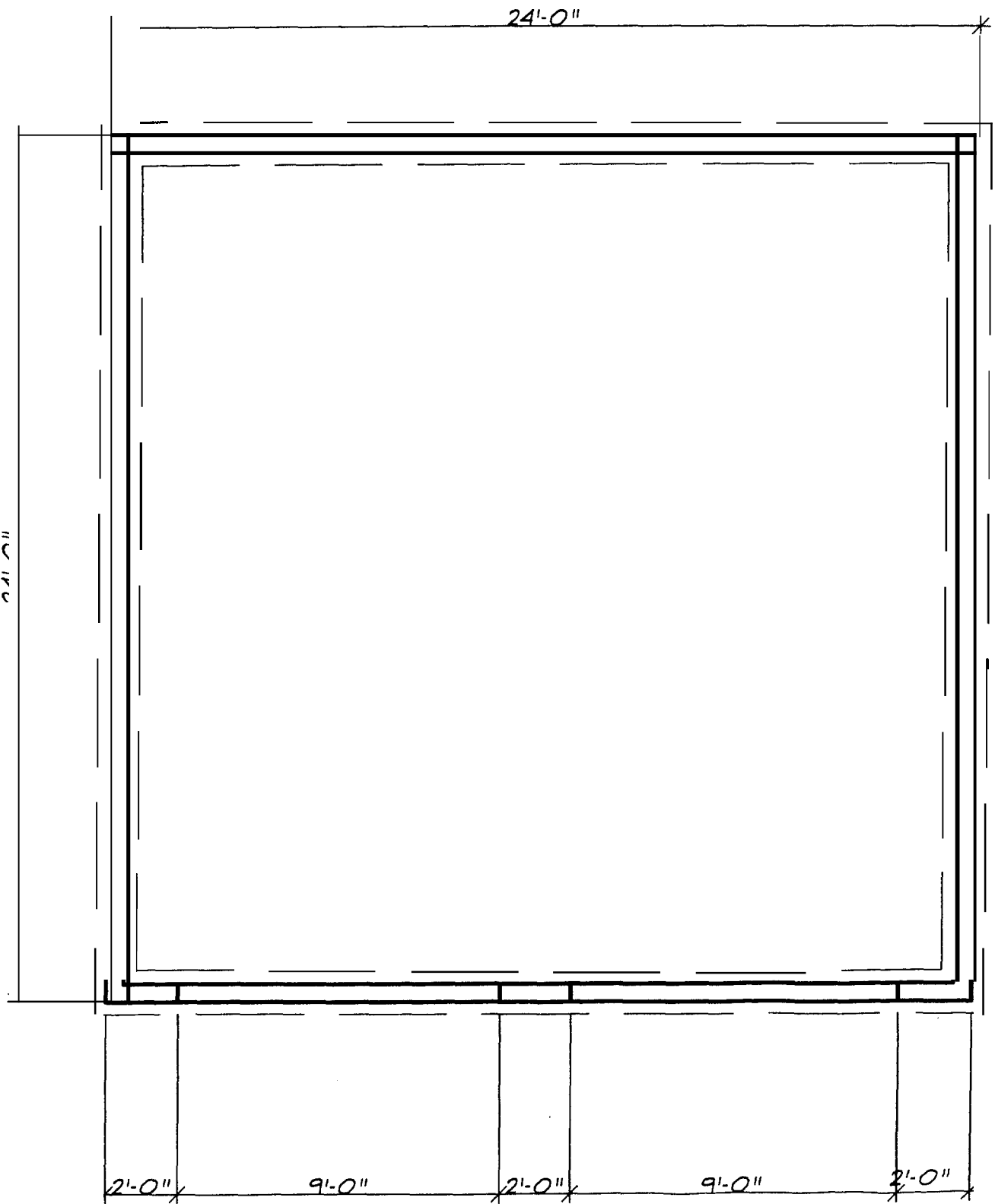
\* Please Note

- ① shed has been removed
- ② deck has been removed

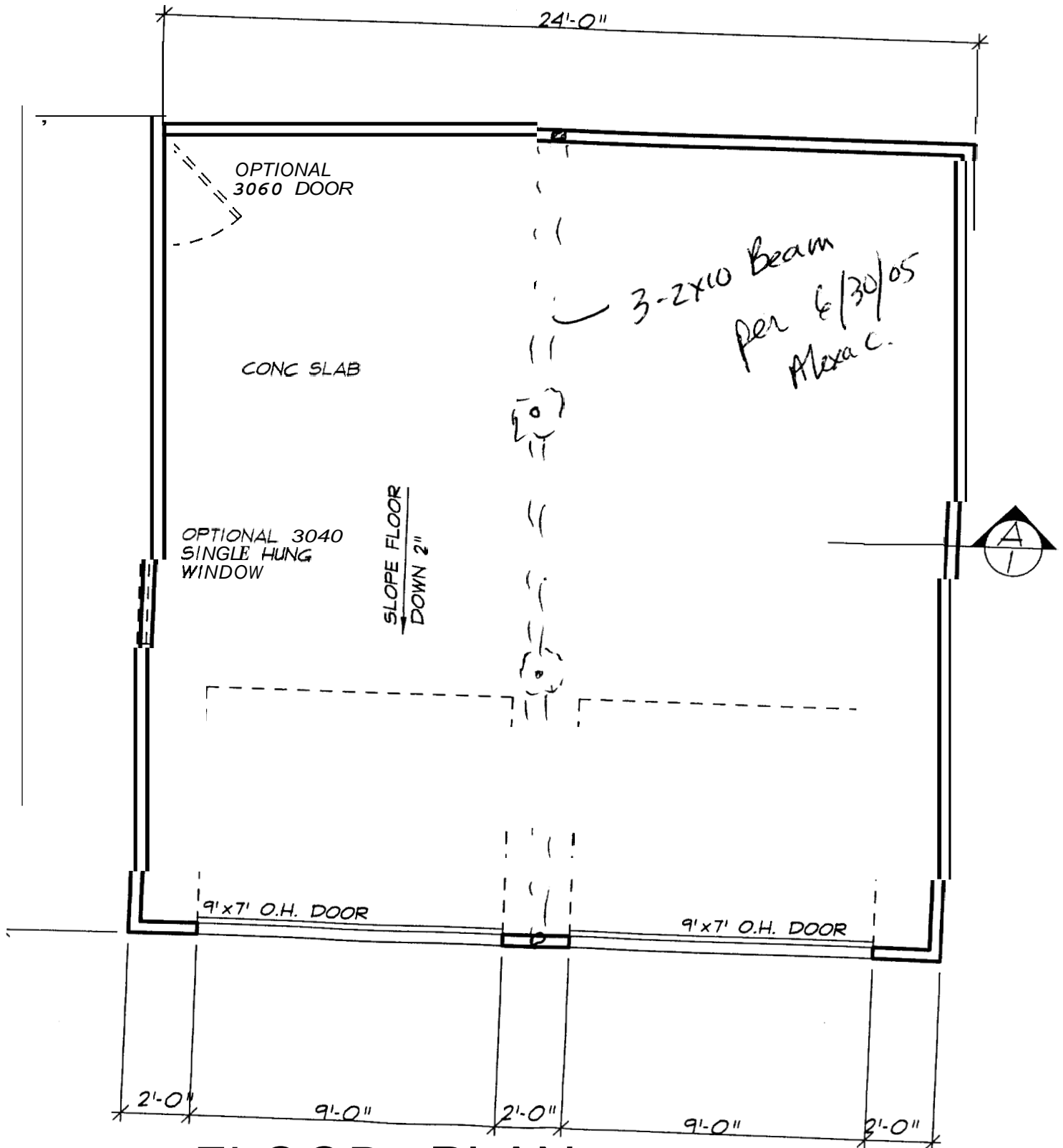


R-3  
8' sides  
25' front & rear  
5,745  
~~4,073~~ lot cov  
- current - proposed  
4,073 left ok

OCT 1 2 2004



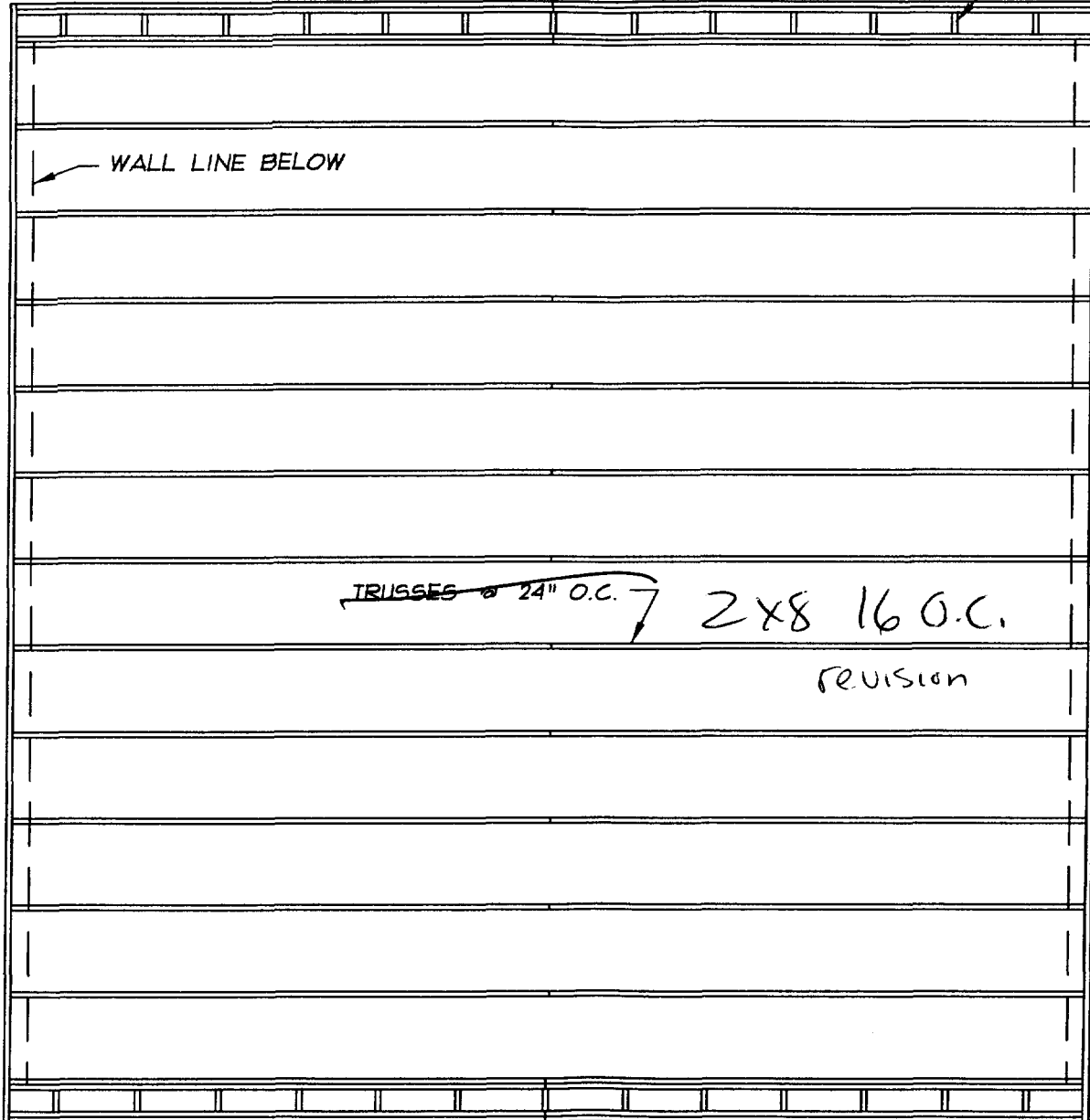
FOUNDATION PLAN



# FLOOR PLAN

CONFIRM R.O. FOR OPTIONAL DOORS AND WINDOWS SELECTED

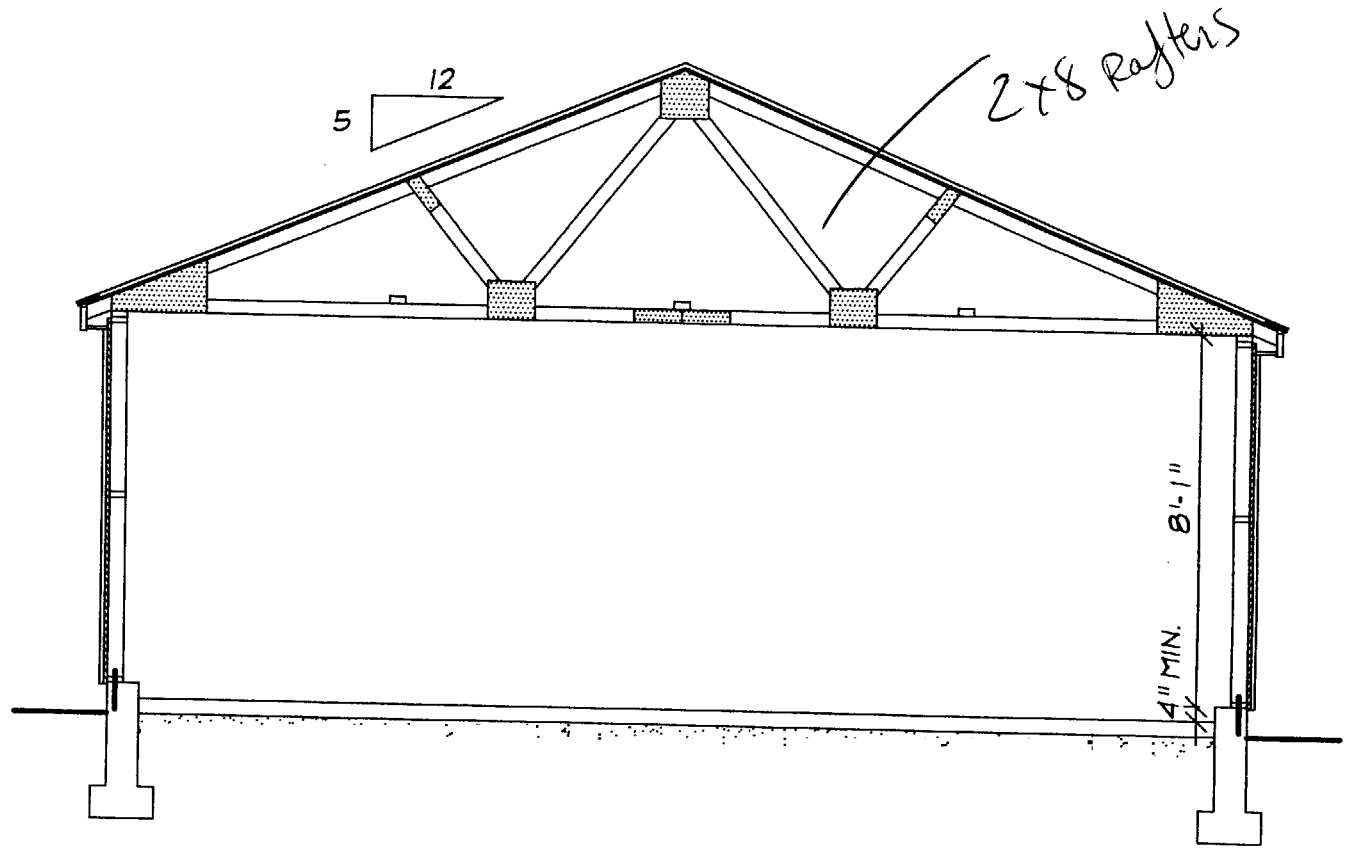
2x4 @ 24" O.C. LADDER FRAMING



# ROOF FRAMING

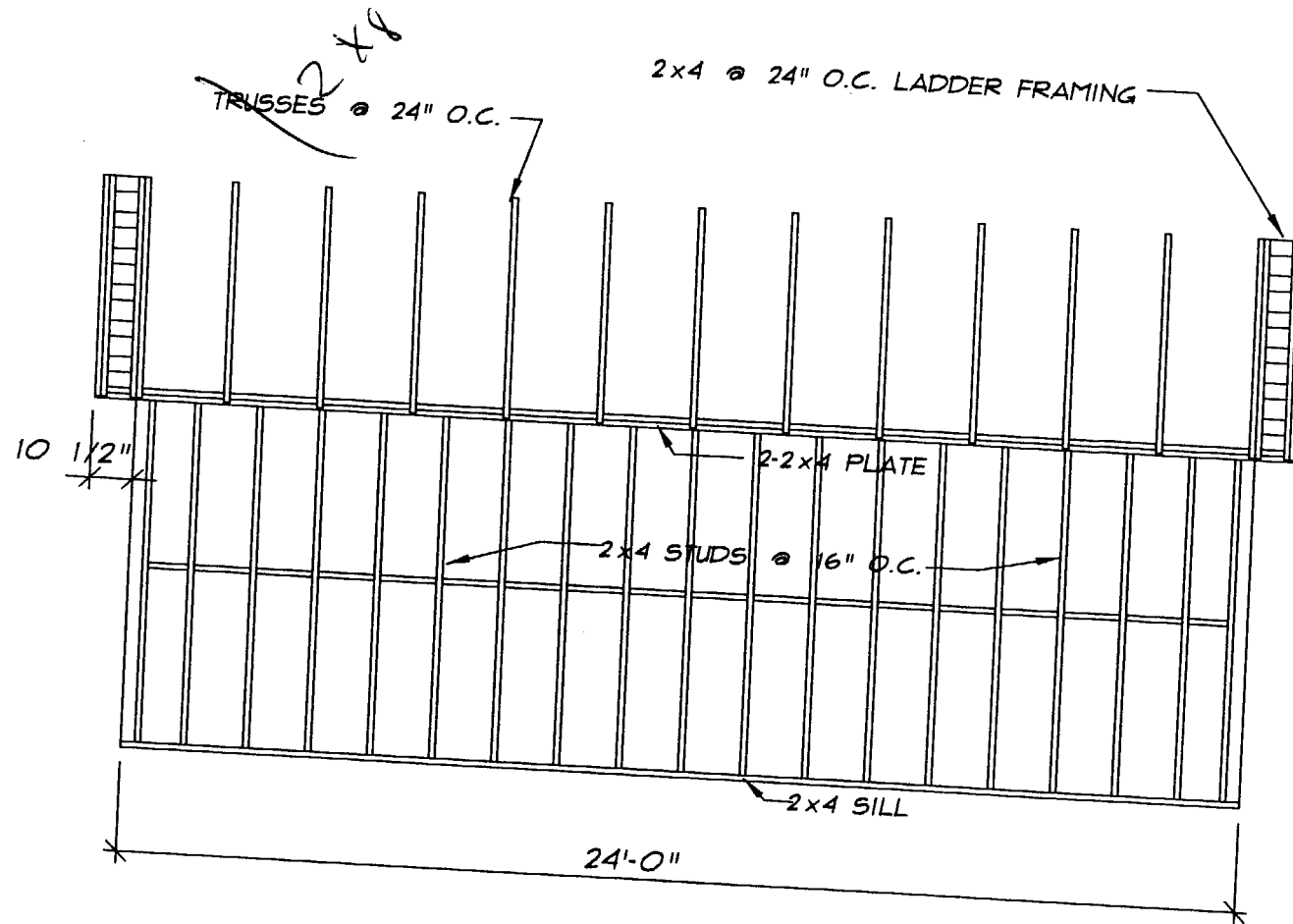
REFER TO BASIC DETAIL SHEET  
FOR TRUSS & WALL ASSEMBLY DETAILS



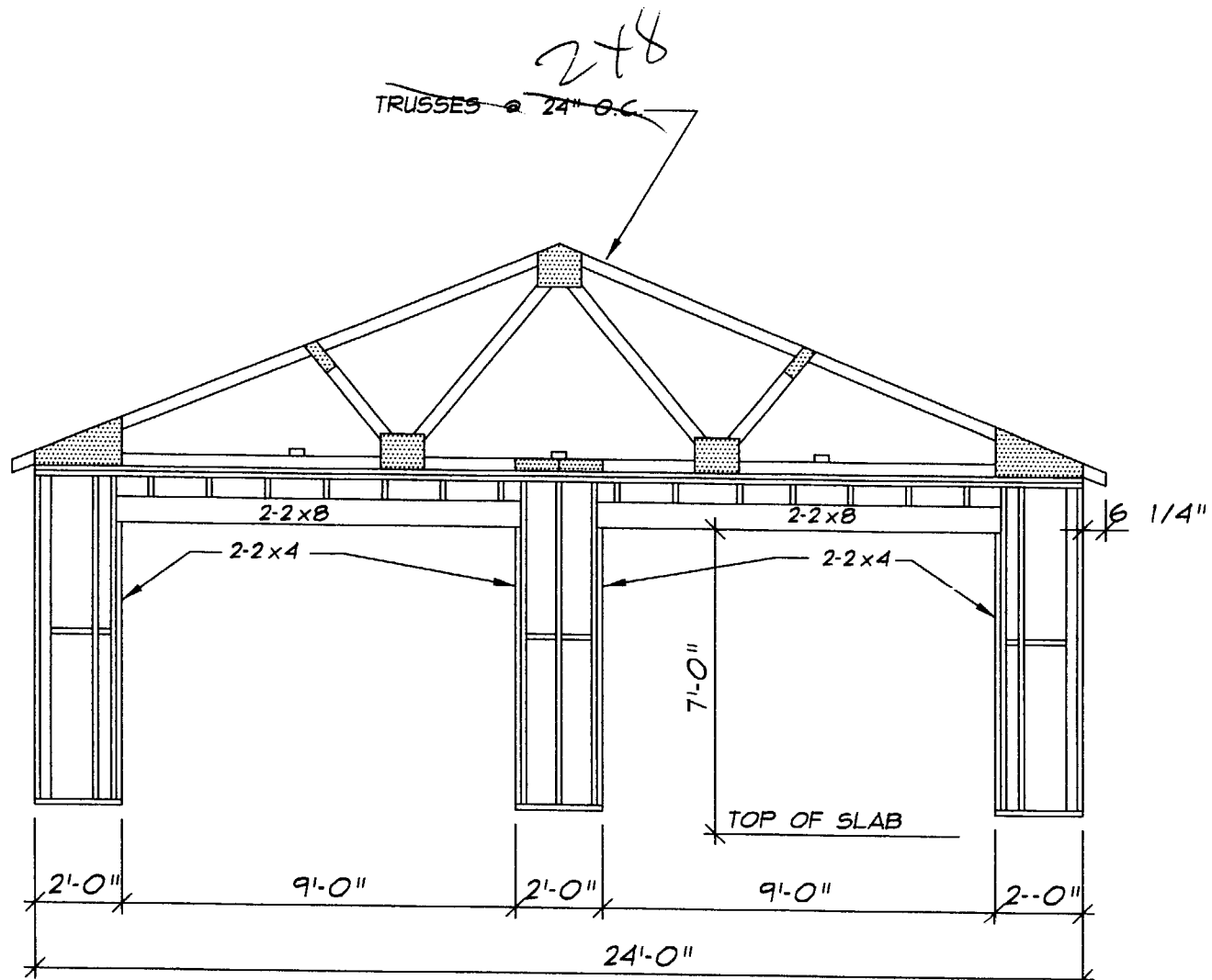


# SECTION A

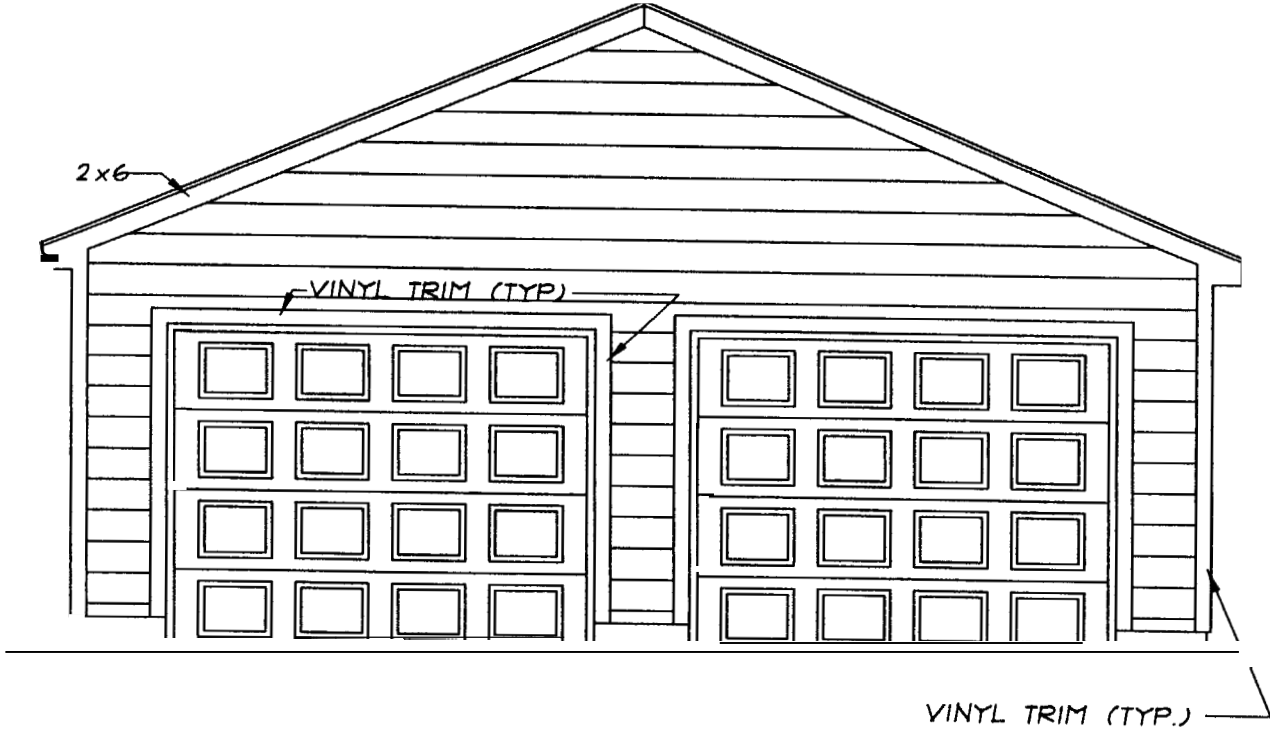
REFER TO BASIC DETAIL SHEET  
FOR TRUSS & WALL ASSEMBLY DETAILS



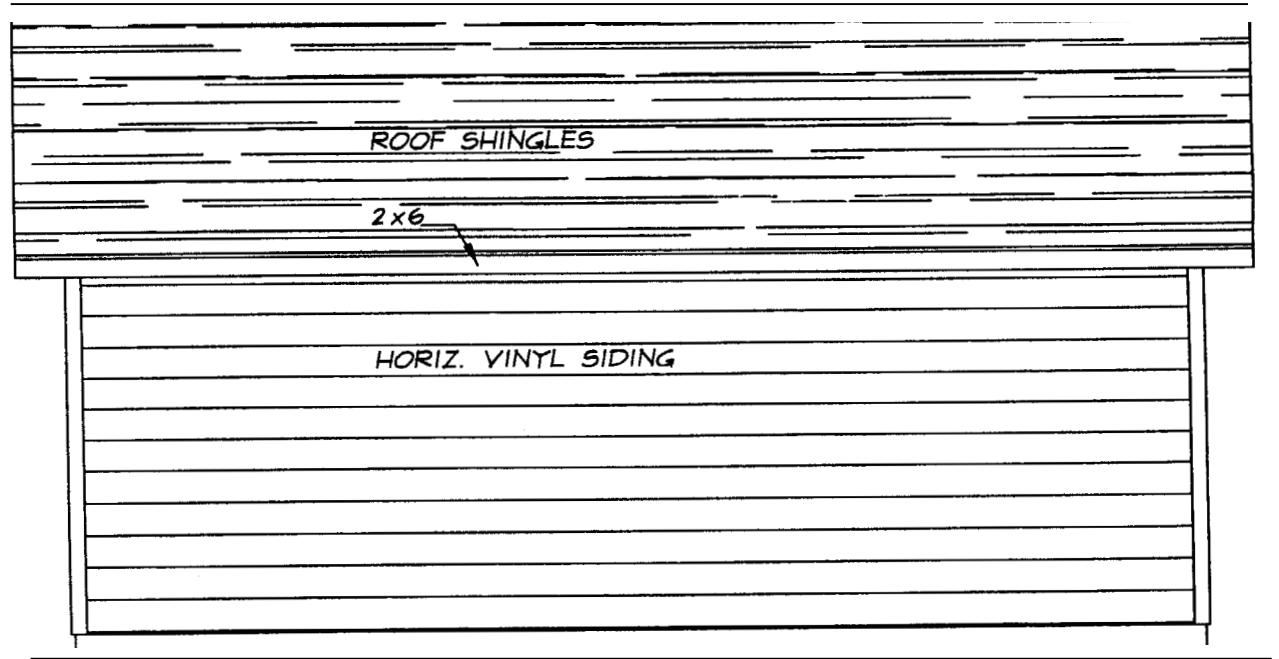
# RIGHT FRAMING



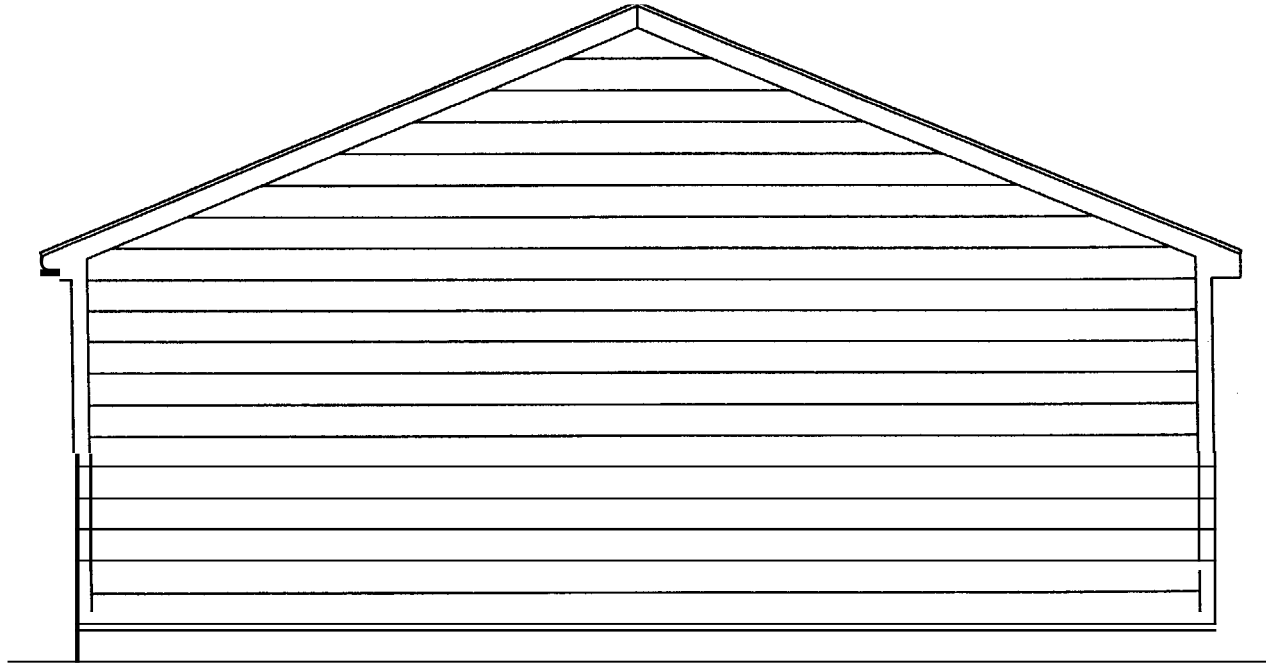
FRONT FRAMING



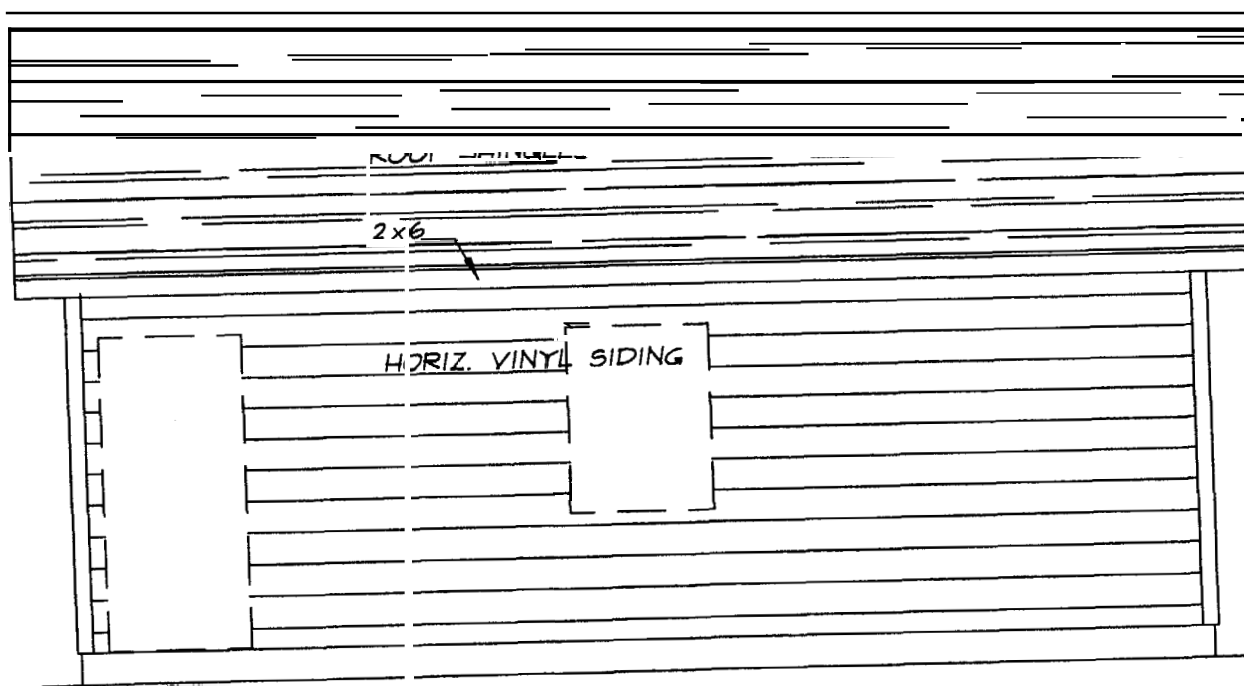
FRONT ELEVATION



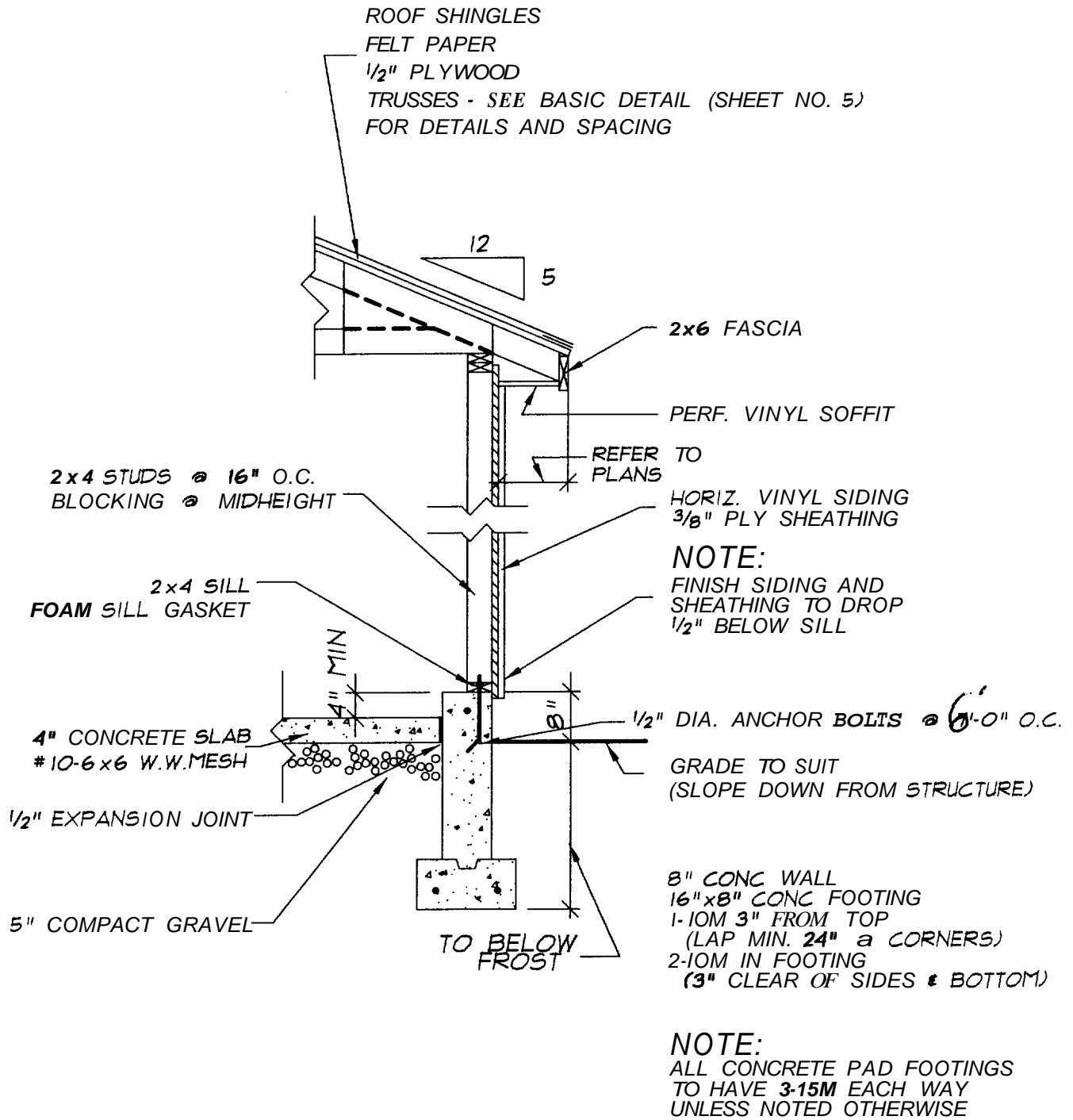
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



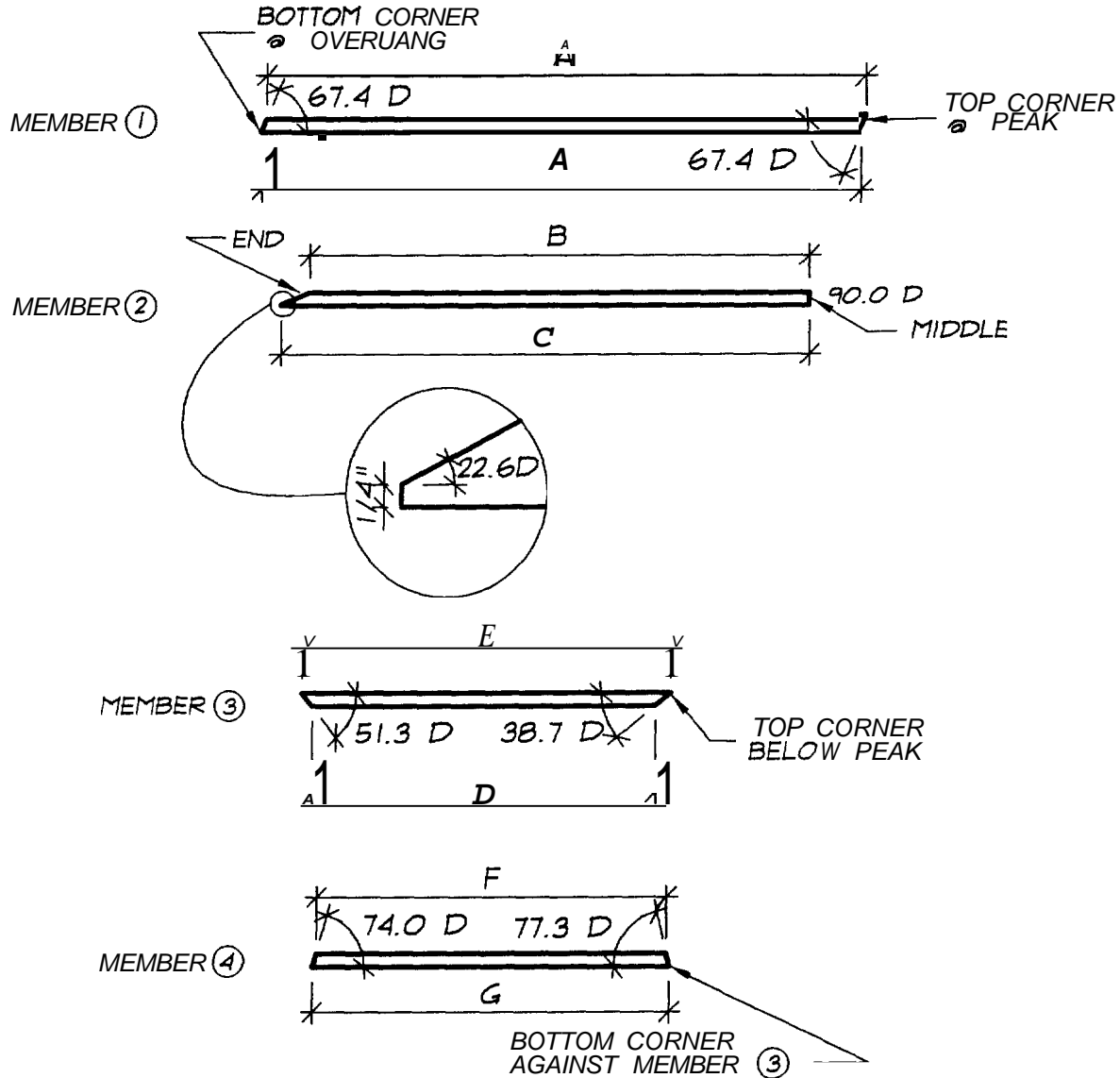
## TYPICAL WALL SECTION



NOTE: ALL MEMBERS 2x4 NO.2 SPF

-CUTTING LIST APPLIES TO 5/12  
PITCH TRUSSES ONLY

-REFER TO SHEET 7 OF 8 FOR GUSSET REQUIREMENTS

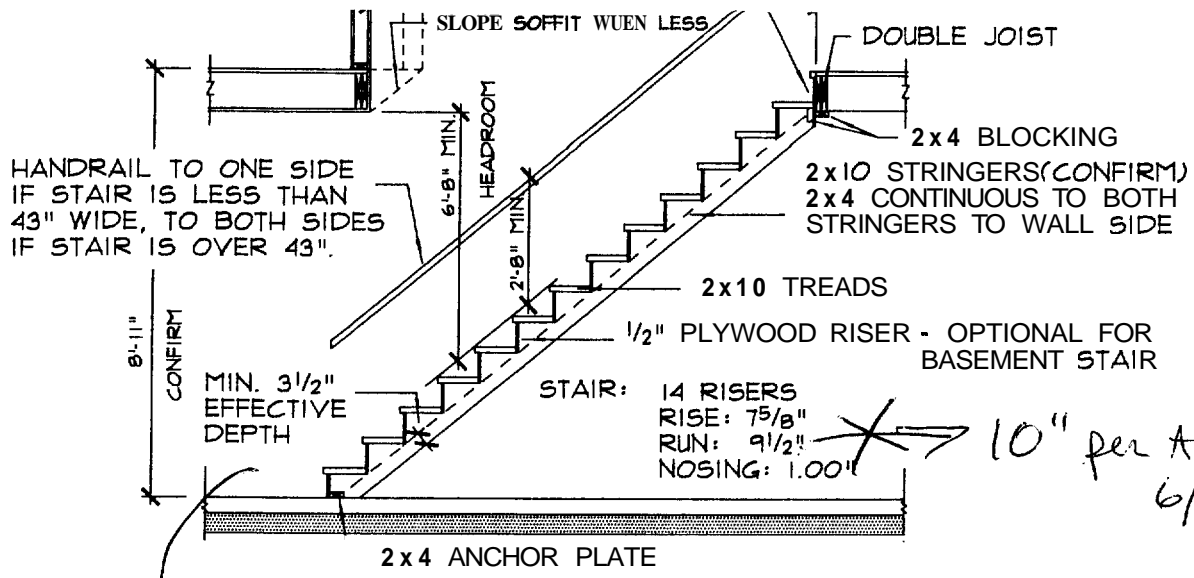


**LINTEL CHART**

-FOR 32 P.S.F. LIVE LOAD AND *D* P.S.F. DEAD LOAD.  
-MAXIMUM ROOF SPAN OF 24'-0".  
-ATTIC SPACE ONLY - NO LOFT OR STORAGE IN ATTIC  
FOR ALL GARAGE PACKAGE5 EXCEPT # 814-07.

SPAN	CARRIES ROOF (+ 6" OVERHANGJ (SIDE GABLE)	CARRIES CABLE (+ 12" OVERHANGJ (FRONT GABLE)
3'-0"	2-2x6	2-2x4
9'-0"	2-2x12	2-2x8 ✓
18'-0"	3"x15" GLULAM @ 20F	2-2x12

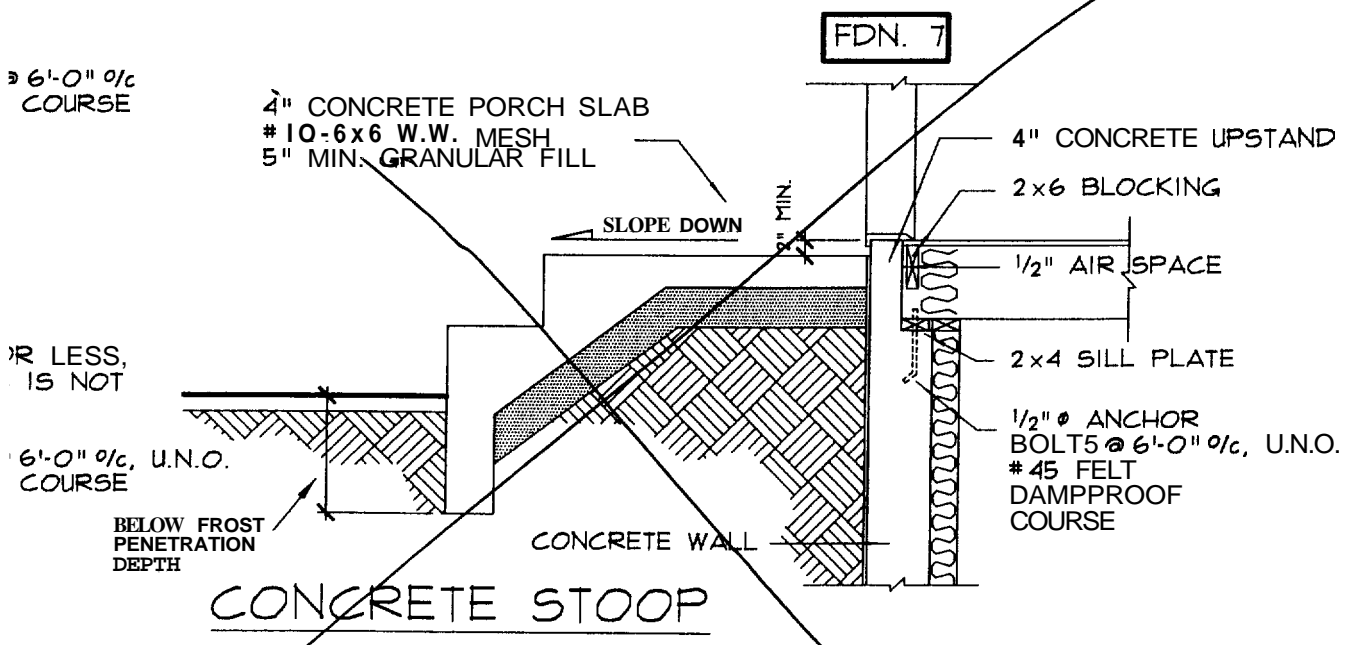
**SITE BUILT ROOF  
GABLE TRUSS DESIGN 5: 12 PITCH**



10" per Alexac,  
 6/30/05

**STAIR SECTION**  
 STAIR WIDTH MAXIMUM 47"

To  
 Landing  
 &  
 Turn





# CITY OF PORTLAND, MAINE

## Department of Building Inspections

5-25 2005

Received from A Leith Craig-

Location of Work 3 Bay St

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ 183<sup>00</sup>

Building (I1) \_\_\_\_\_  Plumbing (I5) \_\_\_\_\_  Electrical (I2) \_\_\_\_\_  Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 155 D10

Check #: 234

Total Collected \$ 183<sup>00</sup>

# THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy