

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 081284
OCT 28 2008
CITY OF PORTLAND

This is to certify that CIAMPI ANTHONY V./Dave Johnson Building Modeling
has permission to Build 26' x24' 2 car garage attached by 5'9" x 21.5' enclosed breezeway
AT 69 CRAIGIE ST C-187 C00500

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 written permission procured before this building or part thereof is lath or other used-in. 24 HOURS 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 H. Mallick 10/28/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

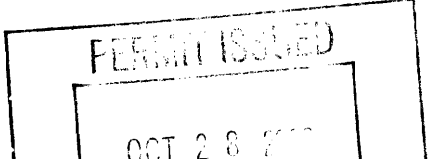
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-1284	Issue Date:	CBL: 187 C005001
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Location of Construction: 69 CRAIGIE ST	Owner Name: CIAMPI ANTHONY V	Owner Address: 69 CRAIGIE ST	Phone:
Business Name:	Contractor Name: Dave Johnson Building Remodeling,	Contractor Address: 17 Laskey Rd. Windham	Phone 2078920497
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - Build 26' x24' 2 car garage attached by 5'9" x 21.5' enclosed breezeway.	Permit Fee: \$480.00	Cost of Work: \$46,000.00	CEO District: 3
Proposed Project Description: Build 26' x24' 2 car garage attached by 5'9" x 21.5' enclosed breezeway.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i> 10/28/08
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: Idobson	Date Applied For: 10/10/2008	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 checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <i>10/28/08</i> <i>ABN</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 Date: <i>ABN</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

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.

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

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

 X **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.

K. Douglas
Signature of Applicant/Designee

10-28-08
Date

[Signature]
Signature of Inspections Official

10-28-08
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1284	Date Applied For: 10/10/2008	CBL: 187 C005001
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Location of Construction: 69 CRAIGIE ST	Owner Name: CIAMPI ANTHONY V	Owner Address: 69 CRAIGIE ST	Phone:
Business Name:	Contractor Name: Dave Johnson Building Remodeling,	Contractor Address: 17 Laskey Rd. Windham	Phone (207) 892-0497
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Build 26' x24' 2 car garage attached by 5'9" x 21.5' enclosed breezeway.	Proposed Project Description: Build 26' x24' 2 car garage attached by 5'9" x 21.5' enclosed breezeway.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 10/28/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 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 addition, it may be required to be located by a surveyor. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			

Dept: Building	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 10/28/2008
Note: Anne Machado is waiting for more info before issuing permit. Building review completed 10-28-08.			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 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. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

Comments:
10/20/2008-amachado: Left vcm for Dave Johnson. Need the proposed garage drawn on plot plan. Need to know exactly what both side setbacks are. Whatever the right side was reduced from the 14' required, it needs to be added to the left side of 8'.
10/24/2008-amachado: Received revised building plans making garage 26' x 24 and the breezeway 5'9" wide.
10/27/2008-amachado: Received scalable plot plan. Addition still needs to be added to it. Moving permit forward to plan reviewer but need addition on plot plan before permit is issued.



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>69 CRAIGIE ST PORT.</u>		
Total Square Footage of Proposed Structure/Area <u>746 SQ FT</u>	Square Footage of Lot <u>9,600</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>Map 187 - Block C -</u> <u>Lots 5 & 23</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Anthony Ciampi</u> Address <u>69 CRAIGIE ST.</u> City, State & Zip <u>Portland, ME 04112</u>	Telephone: <u>653-3965</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip <u>04112</u>	Cost Of Work: \$ <u>46,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>480</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Garage</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>2 Car Attached Garage 26' x 26'</u>		
Contractor's name: <u>DAVE JOHNSON Building Remodeling Inc.</u> Address: <u>17 Laskey Rd.</u> City, State & Zip <u>Widham</u> Telephone: <u>892-0497</u> Who should we contact when the permit is ready: <u>DAVE JOHNSON</u> Telephone: <u>232-1839</u> Mailing address: <u>17 Laskey Rd. Widham, ME 04062</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: Don Johnson Date: 10/10/08

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

BUILDING ADDITION SURVEY PLAT

Owner:

ANTHONY V. CIAMPI
Portland, Maine

Site: 69 Craigie Street

Town: Portland, ME

Zoning: Residential District R-3

Setbacks: Front and Rear 25 feet

Side: 8 FEET 1 to 1¹/₂ STORY, 14 FEET 2 STORIES

BACK BAY BOUNDARY, INC.

65 NEWBURY STREET
Portland, Maine 04101

207-774-2855

Fax 207-761-2010

Job No.: 200363-P

Date: 09-29-03

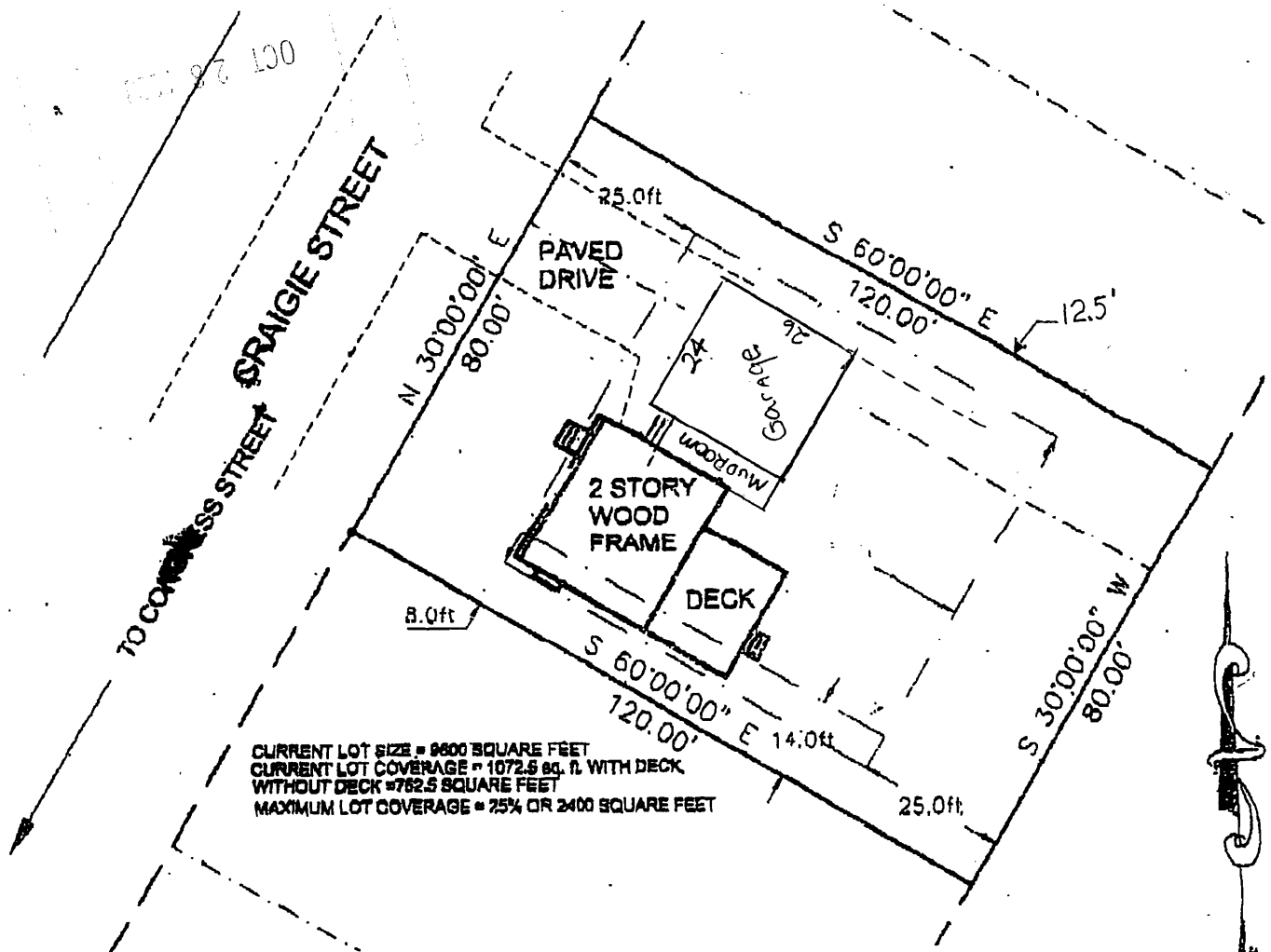
County: Cumberland

State: Maine

Tax Map: 187-Block C-

Lot(S): 5 & 23

Scale: 1" = 30'

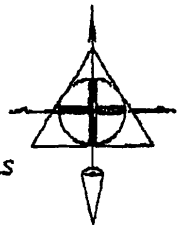


Note: This plan is made for the purposes of verifying the location of the building in its relation to zoning setbacks and is to be used by the listed client and or Local Municipality only.

Certification: Back Bay Boundary, Inc. hereby certifies to: Anthony Ciampi and the City of Portland, Maine that based upon the inspection made and with reasonable certainty that:

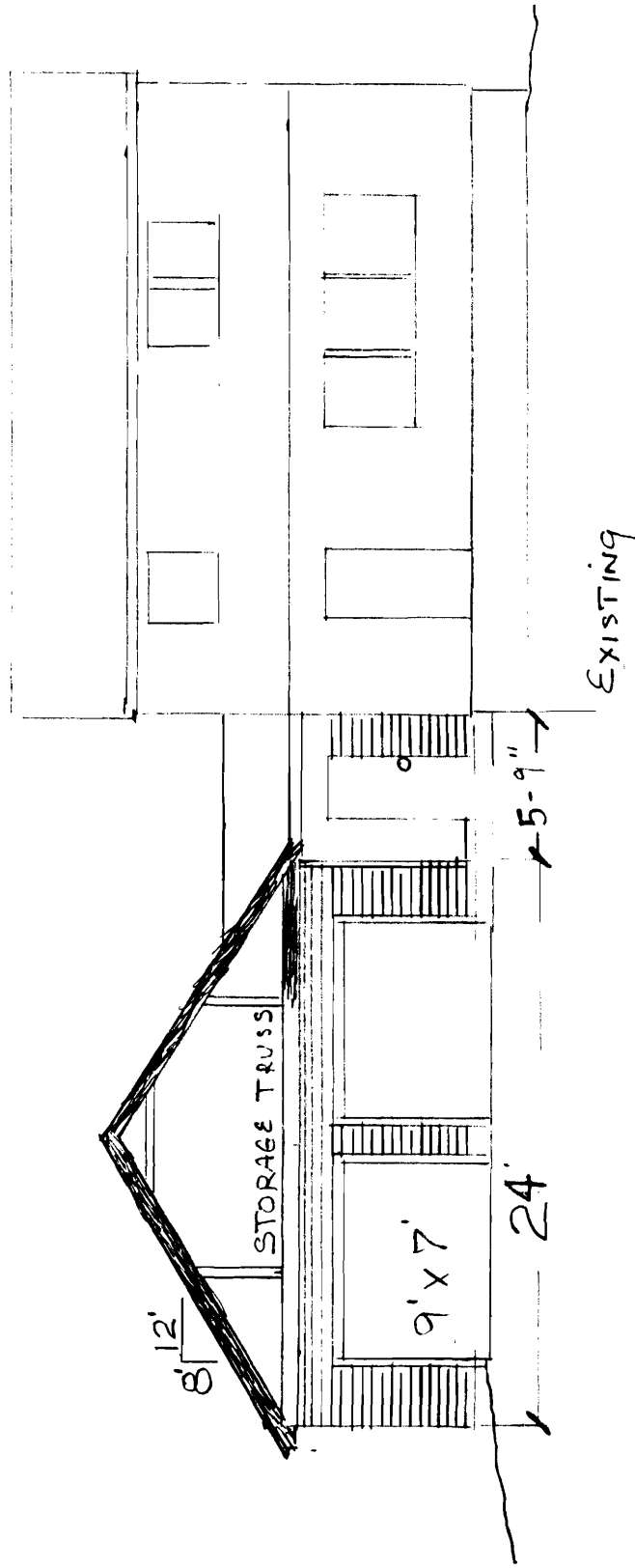
- This plan was made from an inspection of the site.
- There **ARE NO** apparent violations of municipal ordinances regarding building setbacks in effect at the time of of this survey.
- The principal structure(s) located on the premises **ARE NOT** in a flood hazard zone as delineated on FEMA Map No 13B panel: 230051 Zone: C. Date: April 17, 1986

ROBERT T. GREENLAW, PLS
REGISTRATION NO. 2303
September 29, 2003



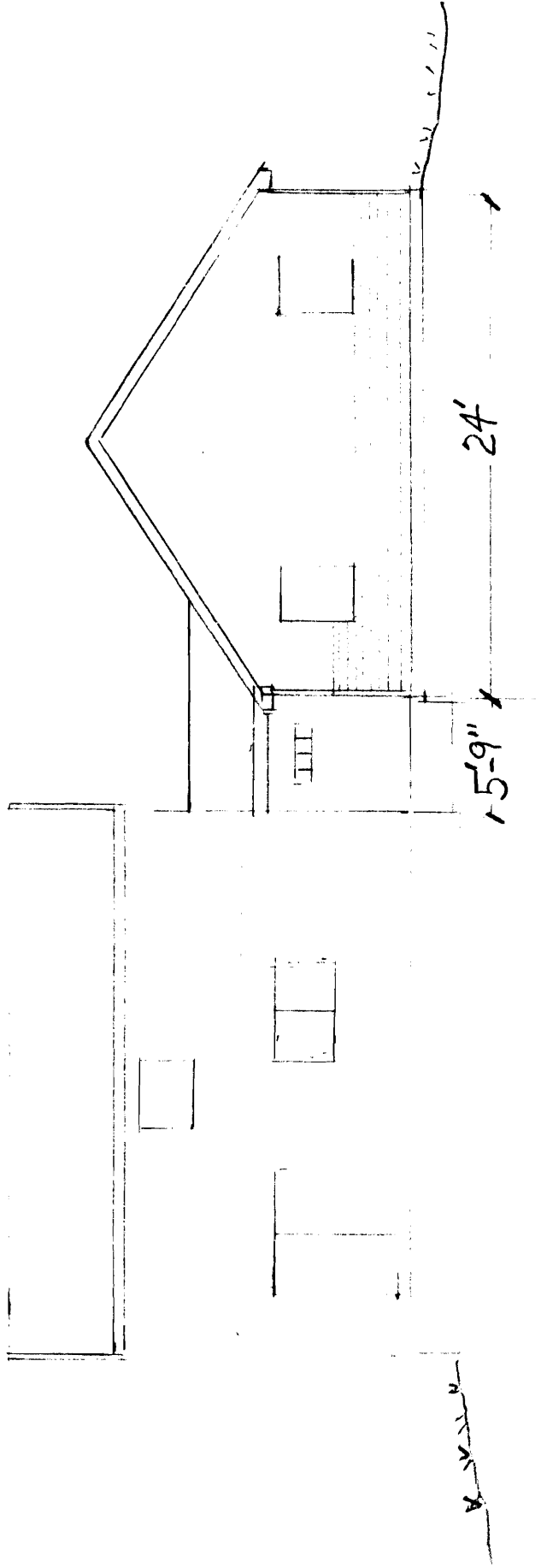
Attached Garage
MR. Anthony Ciampi
69 Craigne St. Portland, ME

DEPT. OF
CIVIL ENGINEERING
OCT 24 2008



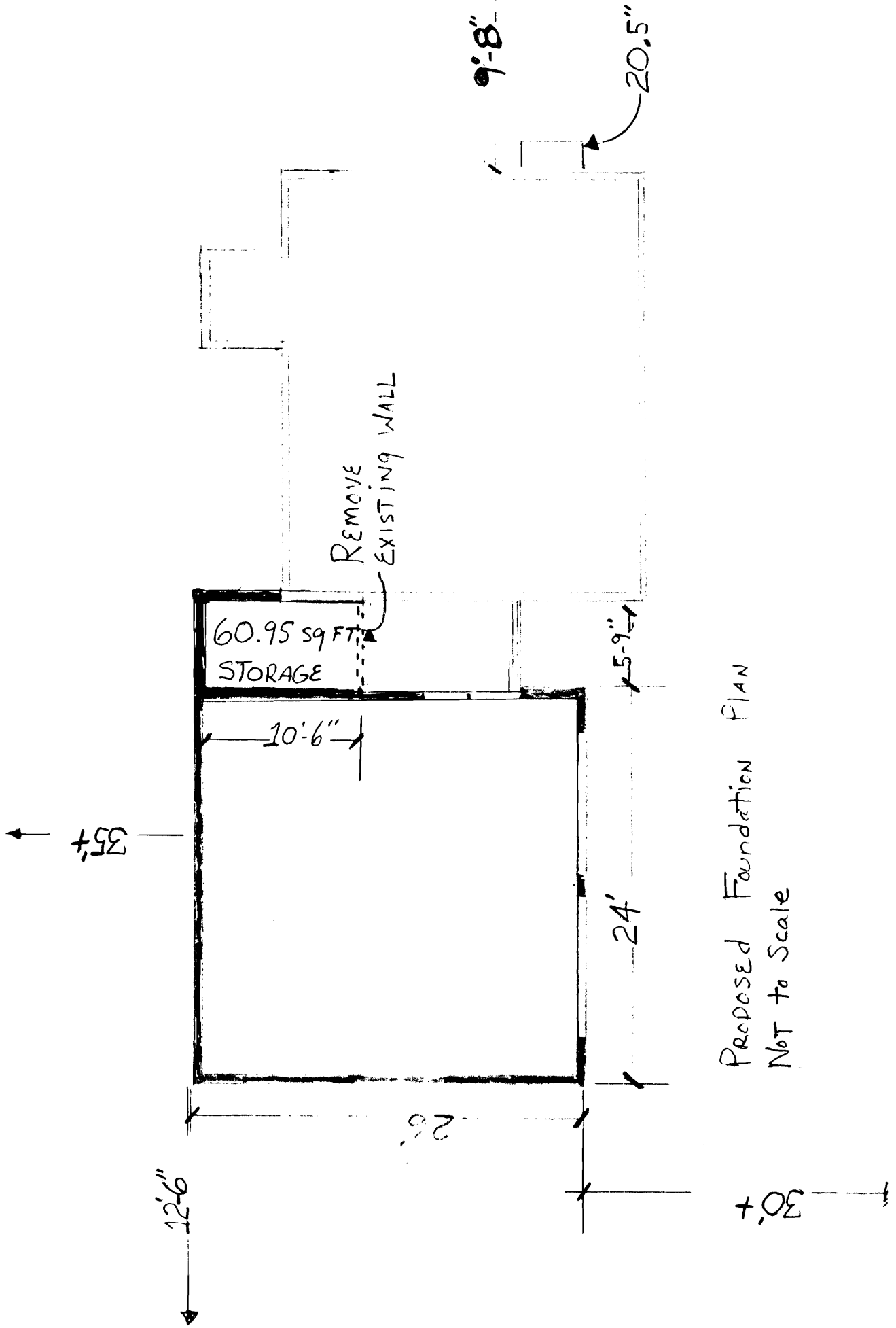
Proposed
Front Elevation (WEST)
Not to Scale

MR. ANTHONY CIAMPI
69 CRAIGIE ST. PORTLAND



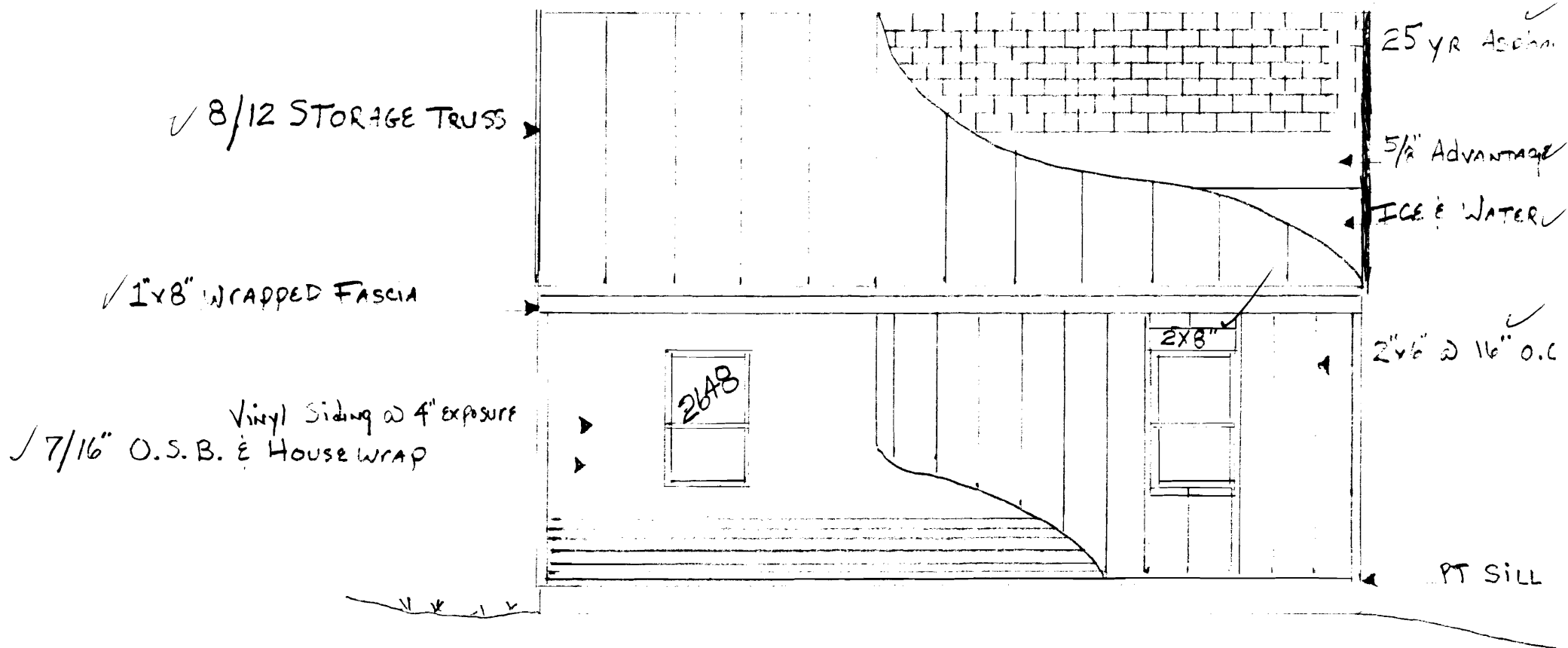
Proposed Rear Elevation
Not to Scale

MR Anthony Ciampi
69 CRAIGIE ST. HEATLAND, ME



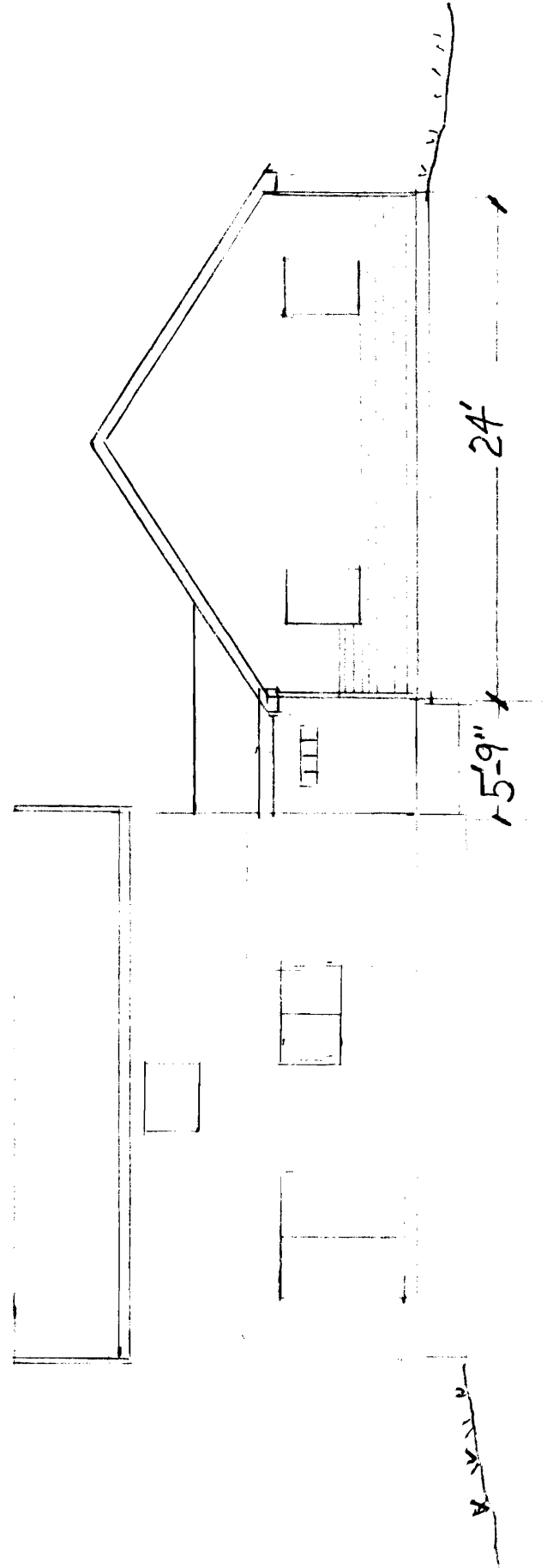
PROPOSED FOUNDATION PLAN
NOT TO SCALE

69 CRAIGIE ST
PORTLAND, ME



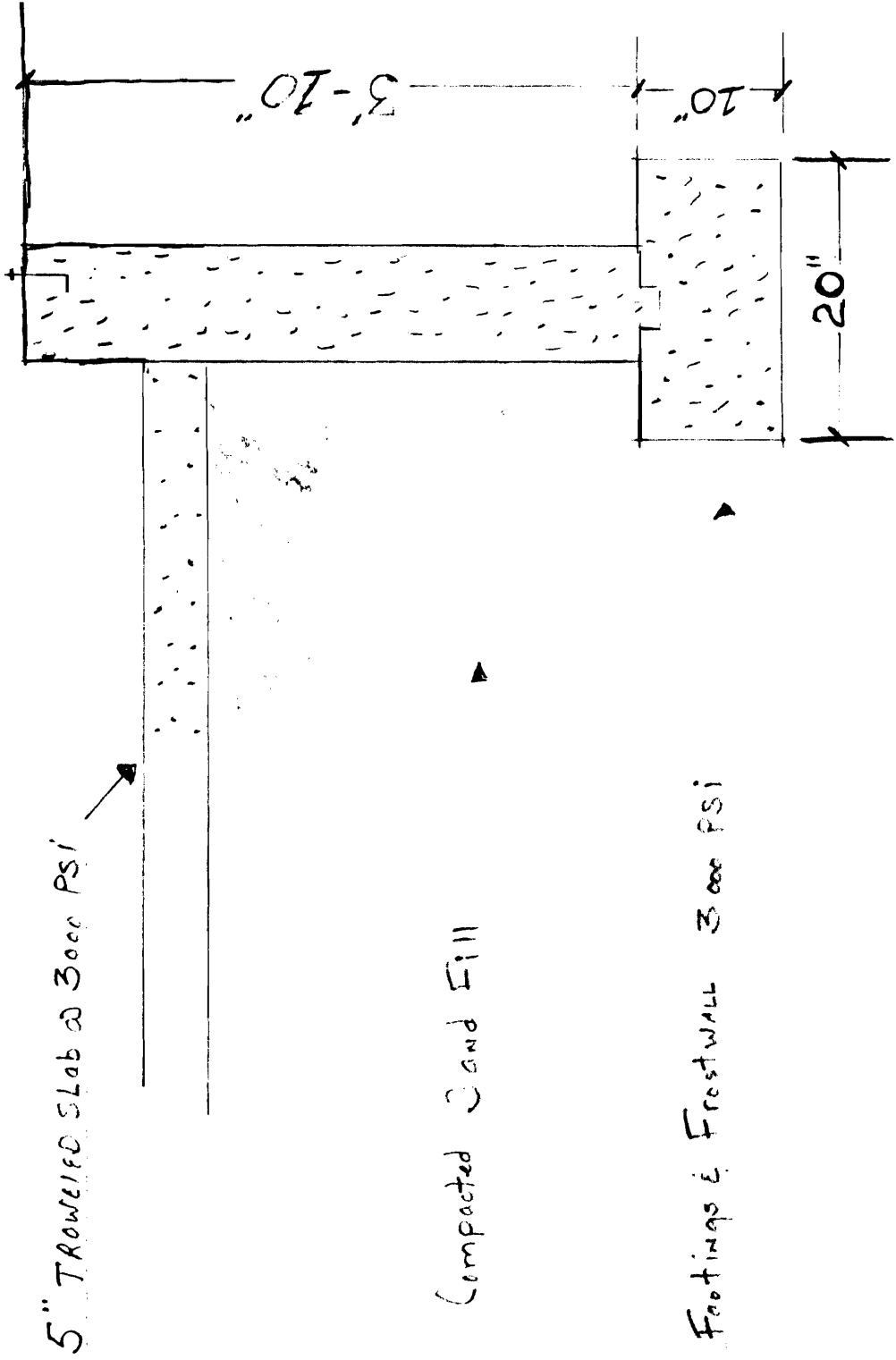
✓ Proposed East Elevation
1/4" = 1' Foot

MR. ANTHONY CIAMPI
69 CRAIGIE ST. PORTLAND



Proposed Rear Elevation
Not to Scale

MR. ANTHONY CIMPPI
69 CRAIGIE ST. FORTMAD



5" TROWELED SLAB @ 3000 PSI

Compacted Sand Fill

Footing & Footwall 3000 PSI

Concrete Detail
1" = 1' Foot

From: Lisa Danforth
To: Ann Machado
Date: 10/15/2008 12:03:50 PM
Subject: Fwd: Ciampi

Hi Ann - This came in the building inspections email. Can you help me out? Thanks
Lisa

Lisa Danforth
City of Portland
Planning & Development Department
Inspection Services Division
P-207-874-8703
F-207-874-8716

>>> <Davjul17ias@aol.com> 10/15/2008 11:23:47 AM >>>
Hello, On Friday the 11th, I applied for a permit for a 26' wide attached garage @ 69 Craigie st. The homeowner had informed us that he had the proper setback. This morning he has told us that he needs to reduce the width of the garage because the city had increased the side setback from an 8' to 12 feet setback. Can someone verify that setback for us, so that we can adjust the plan if need be. Thank You!

Dave Johnson
Dave Johnson Building / Remodeling Inc.
17 Laskey Rd
Windham, Me 04062

207-892-0497
*****New MapQuest Local shows what's happening at your destination.
Dining, Movies, Events, News & more. Try it out
(<http://local.mapquest.com/?ncid=emlcntnew00000002>)

R-3

8' setback

Story or story 1/2

Spoke to Dave.

10/15/08

BUILDING ADDITION SURVEY PLAT

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ANTHONY V. CIAMPI
Portland, Maine

Site: 69 Craigie Street

Town: Portland, ME

Zoning: Residential District R-3

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Side: 8 FEET 1 to 1¹/₂ STORY, 14 FEET 2 STORIES

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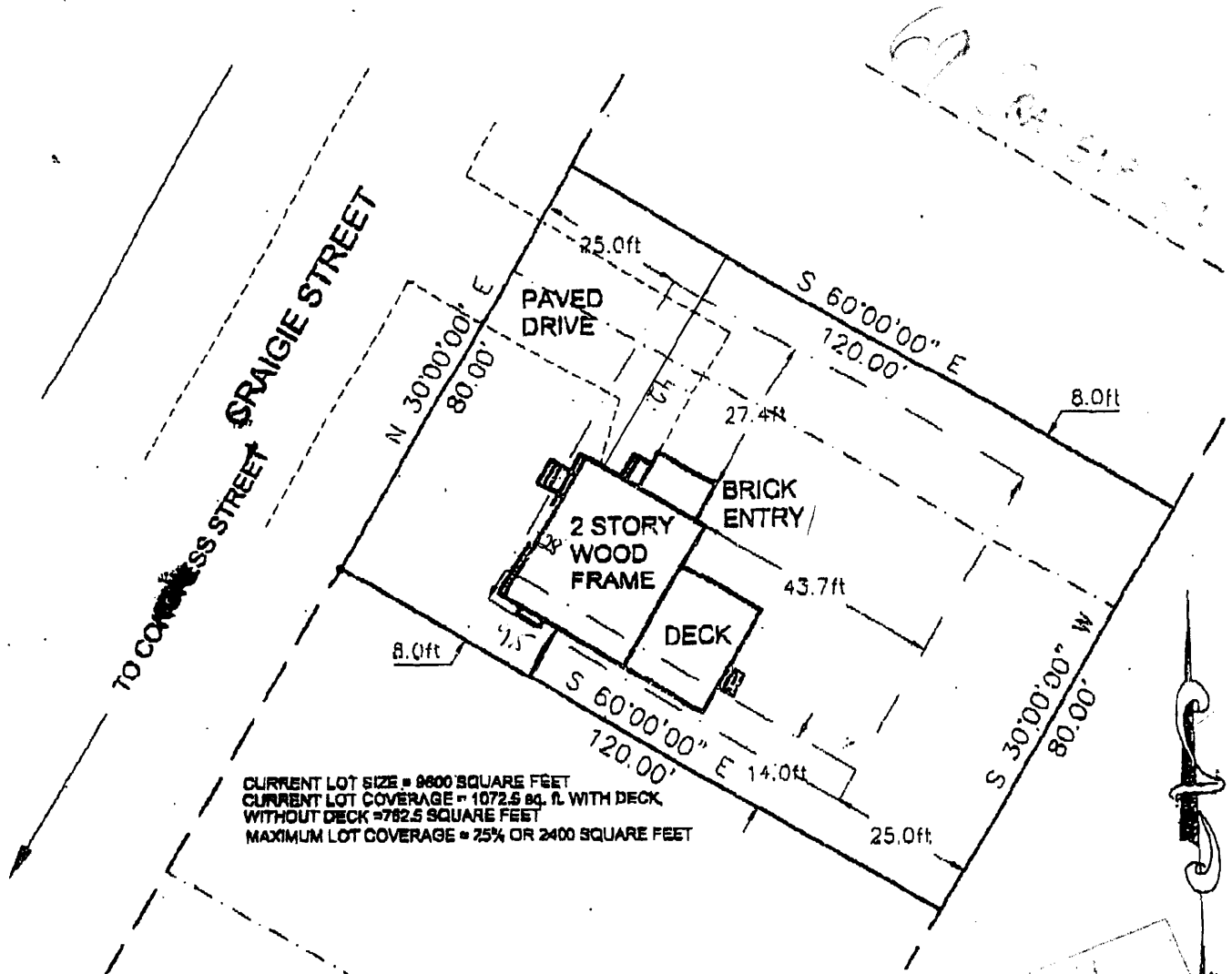
County: Cumberland

State: Maine

Tax Map: 187-Block C-

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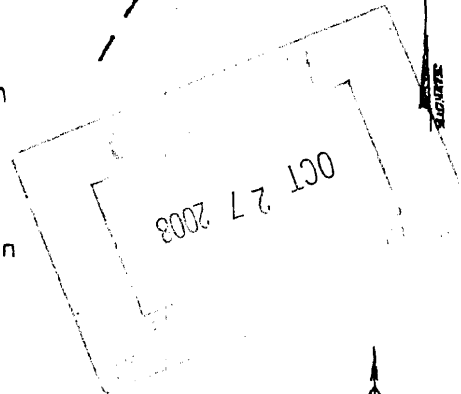
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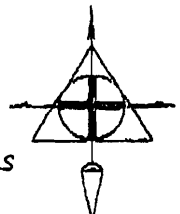
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- a) This plan was made from an inspection of the site.
- b) There ARE NO apparent violations of municipal ordinances regarding building setbacks in effect at the time of of this survey.
- c) The principal structure(s) located on the premises ARE NOT in a flood hazard zone as delineated on FEMA Map No. 138 panel: 230051 Zone: C Date: April 17, 1986



ROBERT T. GREENLAW, PLS
REGISTRATION NO. 2303
September 29, 2003



Applicant: Anthony Crampi

Date: 10/20/08

Address: 69 Craig Street

C-B-L: 187-C-005 / 023

Permit # 08-1284

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1965

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build 26 x ~~26~~²⁴ garage attached

Sewage Disposal -

Lot Street Frontage -

Front Yard - 25' min - 30' given

Rear Yard - 25' min - 35' given - but it is ~~max~~^{close to 64'}
right side 9'8" (~~borrow 4'4"~~)
left side 8' + 4'4" ~~to 12'4"~~

Side Yard - 1 1/2 story 8'

Projections - 2 story - 14' - can be reduced to 8' if increased on other side - ~~needed total of 28'~~
~~have 8' need 20'~~
existing right side is 9.5' - needed 14 - borrow 4.5 from left side
proposed left side ~~8'~~^{12.5'} + 4.5 = total of 17.5'
it is close

Width of Lot -

Height - 35' max

Lot Area - 6500 Φ - 9100 Φ given

Lot Coverage/Impervious Surface - 35% of 9600 = 3360 existing ~~1084~~ 1012

Area per Family - 6500 Φ OK

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 13 - zone C

3360

existing ~~1084~~ 1012

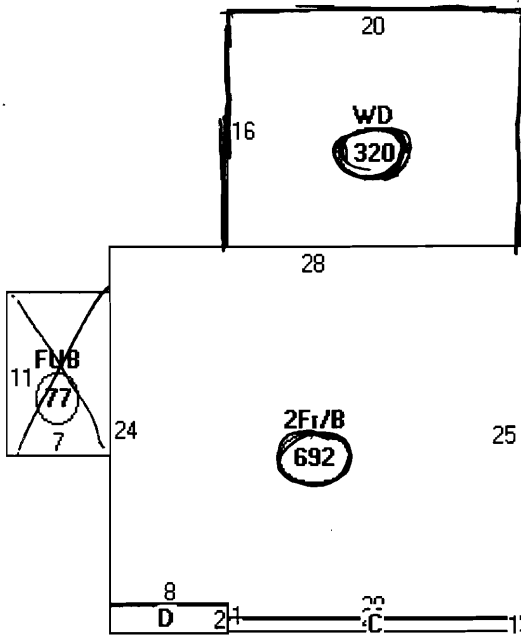
~~26x26 = 676~~

Garage 26x24 = 624

breakway 10.5 x 5.75 = 60.375

OK 11 x 5.75 = 63.25

17,596.375 Φ



Descriptor/Area

A: 2Fr/B
692 sqft

~~B: EUB
77 sqft~~

~~C: FOH
20 sqft~~

~~D: FOH
16 sqft~~

E: WD
320 sqft

1089

1012