

PERMIT ISSUED

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

Permit No: 03-1364	Issue Date: NOV 04 2003	CBL: 111 D001001
-----------------------	-----------------------------------	---------------------

Location of Construction: 58 Deerfield Rd	Owner Name: O'donnell Jean S	Owner Address: 58 Deerfield Rd CITY OF PORTLAND	Phone: 207-775-1903
Business Name:	Contractor Name: Pro-Built Garage Builders, Co.	Contractor Address: 98 Cramn Road Limerick	Phone: 2077938629
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	Zone: R-5

Past Use: single family	Proposed Use: single family - rebuild 23' x 23' non-conforming garage	Permit Fee: \$147.00	Cost of Work: \$13,250.00	CEO District: 2
----------------------------	--	-------------------------	------------------------------	--------------------

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>NA</i>	INSPECTION: Use Group: V Type: SB BOLA 99 Signature: <i>[Signature]</i>
--	---

Proposed Project Description:
 rebuild 23' x 23' non-conforming garage

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: trmm	Date Applied For: 11/05/2003	Zoning Approval
--------------------------	---------------------------------	------------------------

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..	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: 11/5/03	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: 11/5/03
--	---	---	---

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 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.

① Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

② Footing/Building Location Inspection: Prior to pouring concrete

N/A Re-Bar Schedule Inspection: Prior to pouring concrete

N/A Foundation Inspection: Prior to placing ANY backfill

③ Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

Stephen O'Connell
Signature of applicant/designee

11/5/03
Date

Signature of Inspections Official

Date

CBL: 111-D-001 Building Permit #: 03-1364

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1364	Date Applied For: 11/05/2003	CBL: 111 D001001
------------------------------	--	----------------------------

Location of Construction: 58 Deerfield Rd	Owner Name: O'donnell Jean S	Owner Address: 58 Deerfield Rd	Phone: 207-775-1903
Business Name:	Contractor Name: Pro-Built Garage Builders, Co.	Contractor Address: 98 Cramn Road Limerick	Phone: (207) 793-8629
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	

Proposed Use: single family - rebuild 23' x 23' non-conforming garage	Proposed Project Description: rebuild 23' x 23' non-conforming garage
---	---

Dept: Zoning	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 11/05/2003
Note: ok under 14-385 and 14-433			Ok to Issue: <input checked="" type="checkbox"/>
1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards.			
Dept: Building	Status: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 031364

Please Read Application And Notes, If Any, Attached

This is to certify that O'donnell Jean S/Pro-Built Garage Builders, Co.

has permission to rebuild 23' x 23' non-conforming garage

AT 58 Deerfield Rd 111 D001001

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 when permission proceeds before this building or part thereof is started or otherwise exposed-in-4 HOUR NOT REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

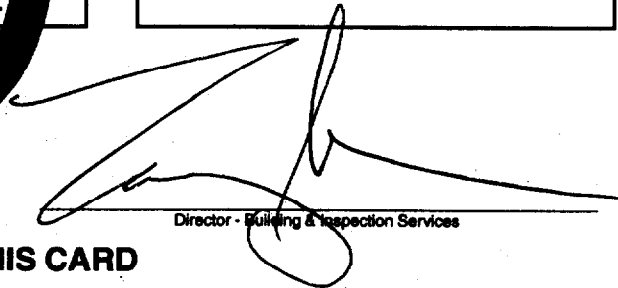
OTHER REQUIRED APPROVALS

Fire Dept. PERMIT ISSUED

Health Dept. _____

Appeal Board NOV 04 2003

Other _____
Department Name


Director - Building & Inspection Services

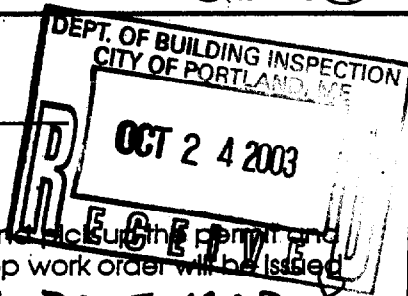
CITY OF PORTLAND

PENALTY FOR REMOVING THIS CARD

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.

Location/Address of Construction: <u>58 Deerfield Rd</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>111</u> Block# <u>D</u> Lot# <u>1</u>	Owner: <u>Jean O'Donnell</u>	Telephone: <u>775-1903</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: <u>\$15,200.00</u> Fee: \$ <u>13,250.00</u> <u>\$145.00</u>
Current use: <u>garage</u> <u>S/F</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>garage replace 24' x 23' garage</u> <u>2 car detached</u> Project description:		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Steve O'Donnell</u>		
Mailing address: <u>58 Deerfield Rd</u> <u>Portland, Me 04101</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>775-1903</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: <u>J. O'Donnell</u>	Date: <u>10/12/03</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 4th floor of City Hall

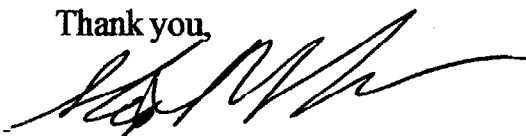
Dear Inquiring customer,

Thank you for the opportunity to help make a decision on the construction of your garage.

My name is Stephen Rankin. I have been in the construction business since 1977. I have always maintained quality work at a reasonable price. If you are in the process of obtaining estimates on garages, I urge you to take a good look at what I have to offer, for the money, my materials and workmanship cannot be beat. I have hundreds of satisfied customers throughout Maine and New Hampshire.

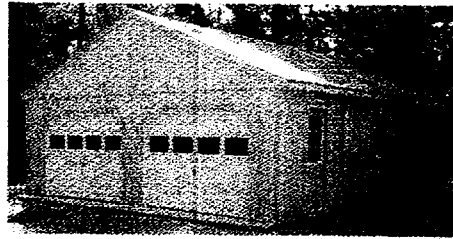
If you have any questions or if you would like to get together and discuss details more thoroughly, please do not hesitate to call or stop by the Epping office. Our displays are open 24 hours for your convenience, April 1st to November 1st.

Thank you,

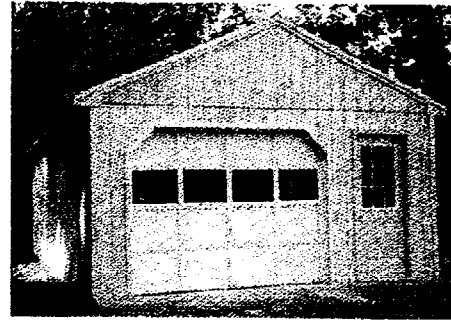


Stephen P. Rankin

A Few of Our Most Popular Garages



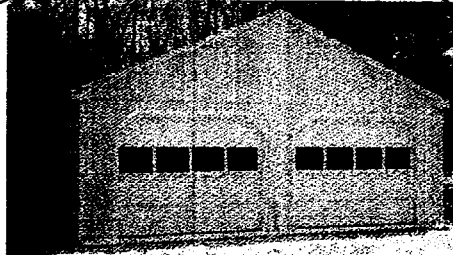
Front gable, 24' x 32'



Front gable, 16' x 20'



Reversed gable, 32' x 24' with loft



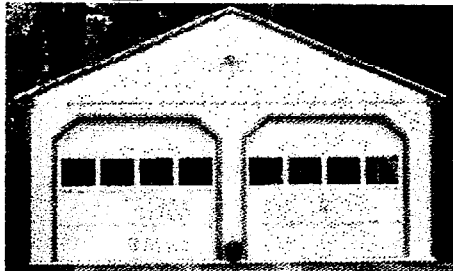
Front gable, ~~24~~' x ~~24~~'
25' 23' *



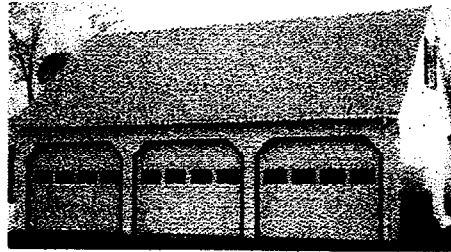
Reversed gable, 24' x 24' with loft



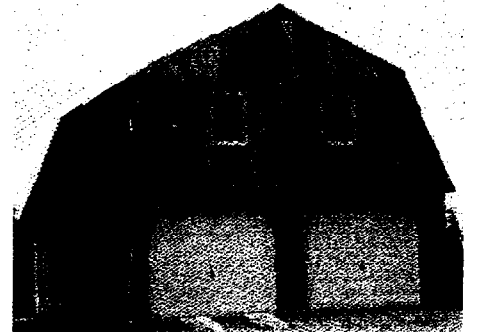
Front gable, 24' x 24' with loft



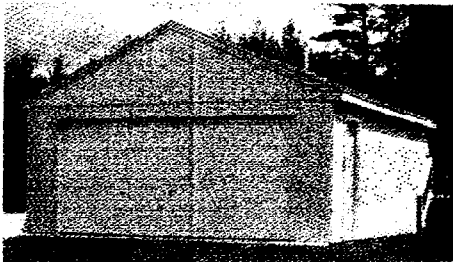
Front gable, 20' x 24'



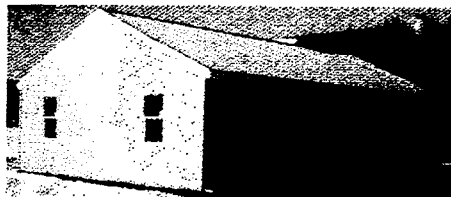
Reversed gable, 32' x 24' with loft



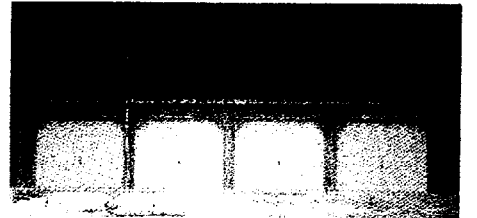
Front gable, gambrel, 24' x 24'



Front gable, 20' x 24'

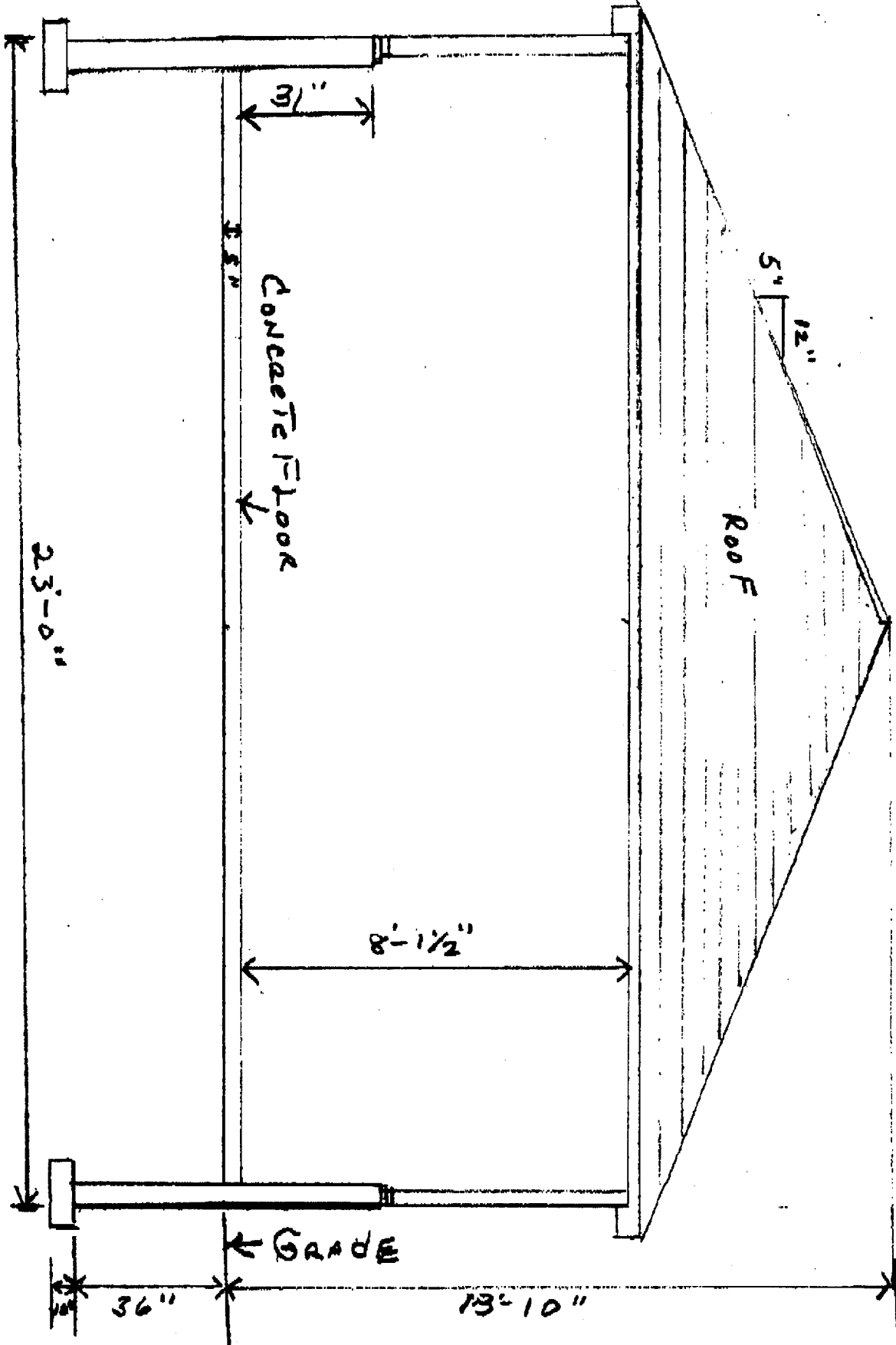


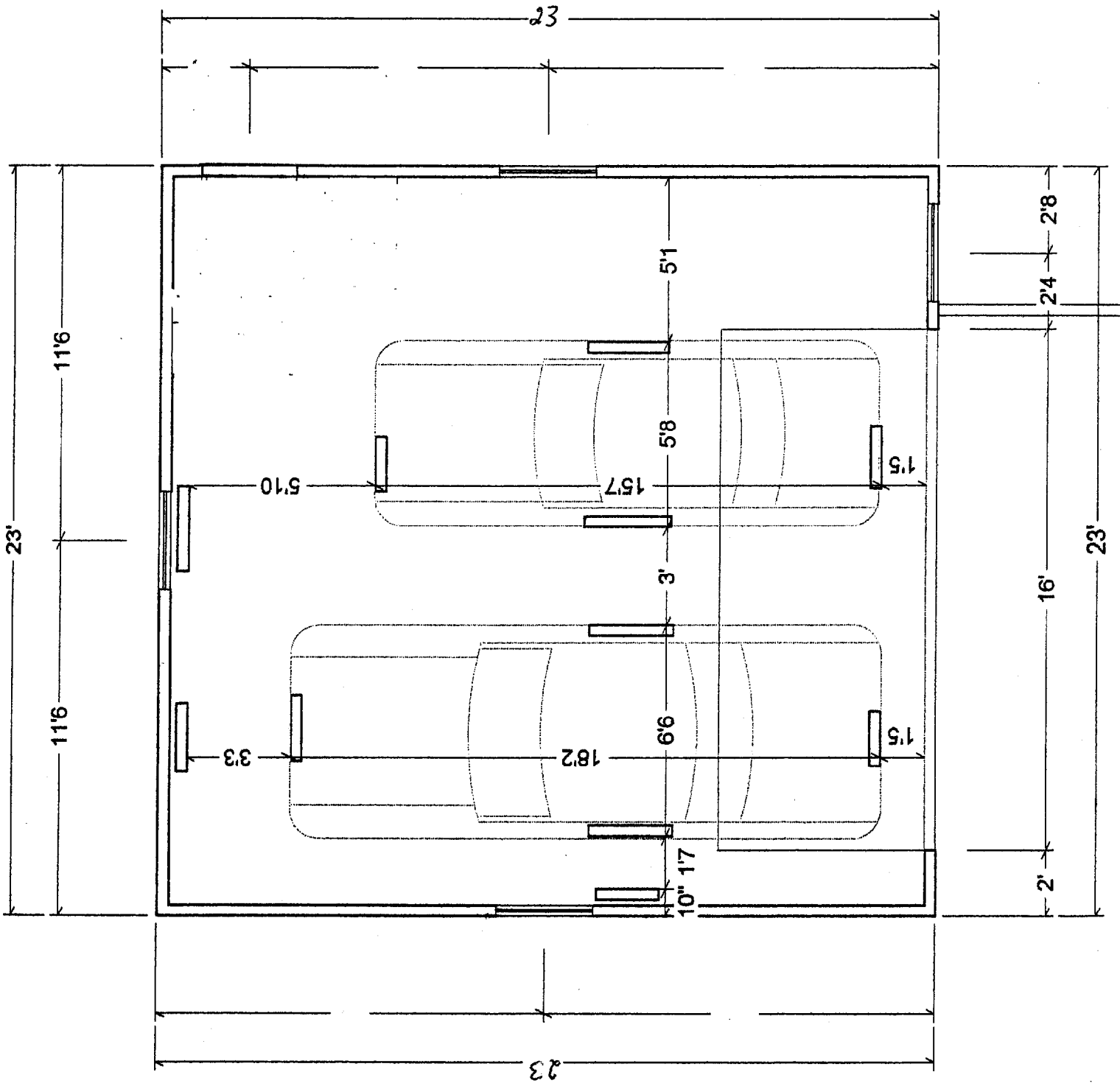
Reversed gable, 32' x 24'



Reversed gable, 42' x 24'

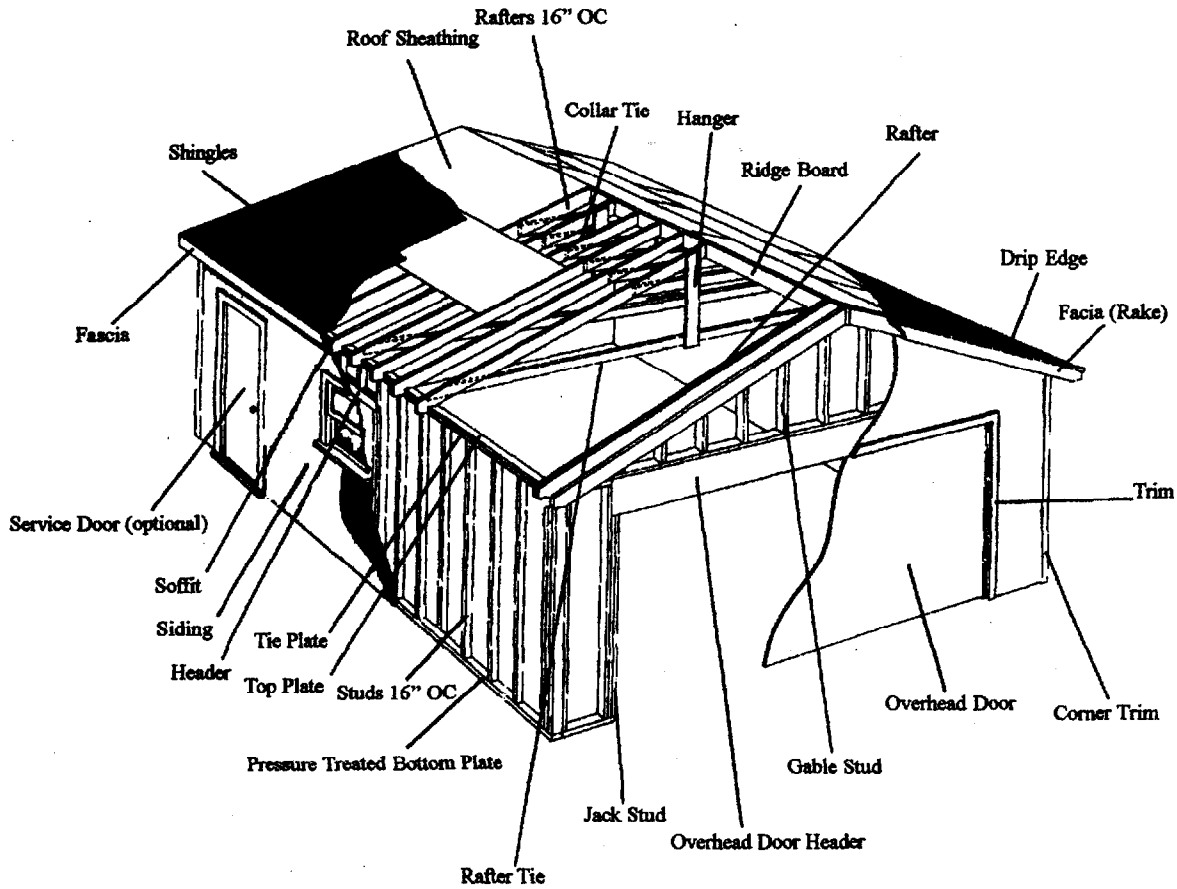
Steve O'Donnell





S. P. Rankin Garages

Standard 1 Story Plan



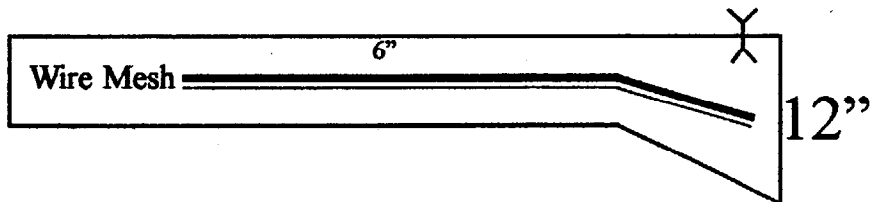
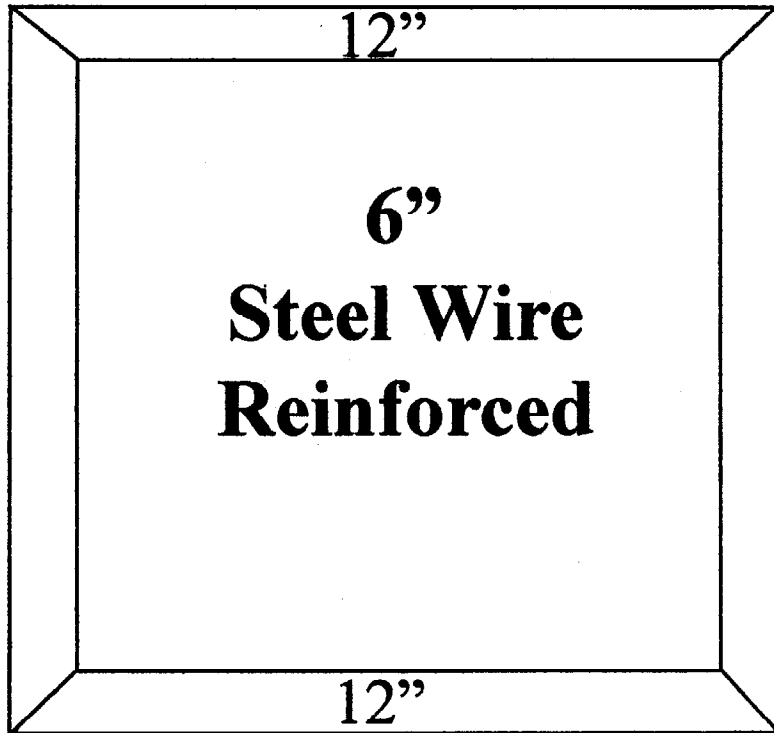
Roof Sheathing - 1/2" plywood
 Rafters - 2"x 8" 16" O.C.
 Collar Tie - 2"x 4"
 Hanger - 2"x 4"
 Ridge Board - 2"x 10"
 Drip Edge - Galvanized
 Fascia - Pine
 Trim - Pine
 Gable Studs - 2"x 4"
 Garage Door Header - 2"x 8"
 Jack Stud - 2"x 4"
 Rafter Tie - 2"x 6" 32" O.C.

Bottom Plate - 2"x 4" Pressure Treated
 Studs - 2"x 4" 16" O.C.
 Tie Plate - 2"x 4"
 Top Plate - 2"x 4"
 Window & Service Door Headers - 2"x 8"
 Siding - T-111 5/8" Fir
 Soffit - AC 3/8" Pine
 Shingles - 20 year
 Roof Pitch - 5/12
 Overhead Doors - Wood or Steel
 Windows - Double Hung 24" x 32" {optional}
 Service Door - Steel Insulated {optional}

LVL
16' span

Concrete Slab Layout

6" Thick
12" Edges



Typical cross section to be used on all sides of building.

S. P. RANKIN
Route 125, Epping, NH
Telephone {NH} #1-800-473-9881

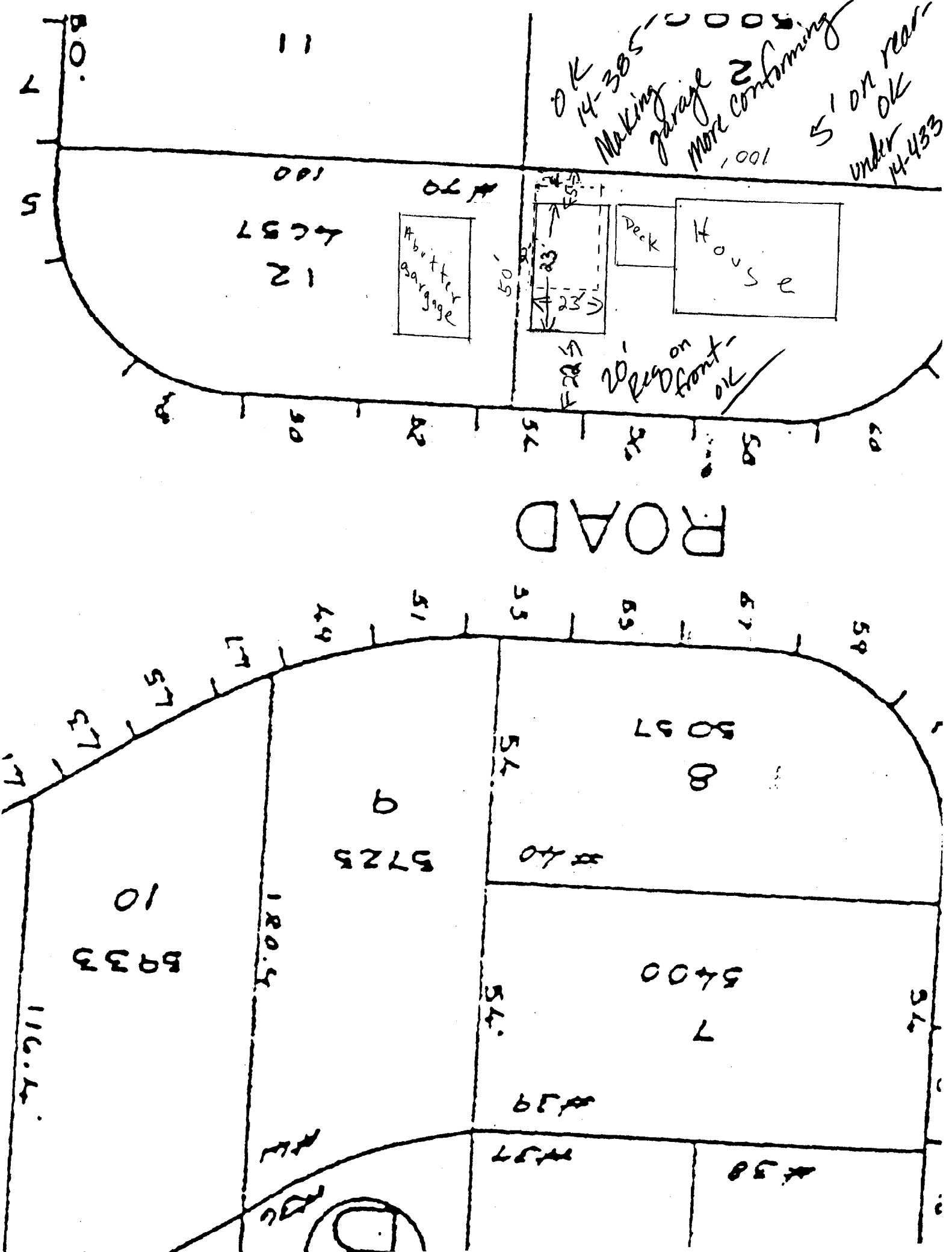
Spring 2003
Prices are subject to change.

Standard 1 Story Garages		Garages with 2nd floor	
Front & Reversed Gables		Loft Area & Stairway	
14' x 20'	\$ 6,000.00	20' x 20'	\$10,650.00
16' x 20'	\$ 6,300.00	20' x 24'	\$11,550.00
18' x 20'	\$ 6,700.00	24' x 24' 23'	\$13,250.00
18' x 24'	\$ 7,100.00	24' x 26'	\$14,300.00
20' x 20'	\$ 7,800.00	24' x 28'	\$14,750.00
20' x 24'	\$ 8,300.00	24' x 30'	\$15,750.00
24' x 24'	\$ 9,200.00	24' x 32'	\$17,250.00
24' x 26'	\$ 9,700.00	24' x 36'	\$18,850.00
24' x 28'	\$10,100.00	Gambrels	
24' x 30'	\$10,400.00	20' x 20'	\$12,950.00
24' x 32'	\$11,050.00	20' x 24'	\$14,950.00
24' x 36'	\$13,700.00	22' x 24'	\$16,450.00
		24' x 24'	\$17,950.00
		24' x 26'	\$19,450.00

Additional cost to garage

Site preparation	to be determined by on site evaluation
Double Hung Window	\$150.00
Steel Insulated Service Door	\$225.00
Pine Loft Doors for 2nd floor	\$250.00
Loft beam	\$ 75.00
3 car garages	\$475.00 for 3rd door

Above prices include concrete slab & steel insulated overhead garage doors.
Above prices do not include site preparation, all sites are different.
Serving Maine & New Hampshire



ROAD

OK 14-385-0005
 Making garage more conforming
 1001 5' on rear under OK 14-433

20' front OK

Abutter garage

Deck

House

10
 5933

9
 5725

8
 5097

7
 5400

11
 100

12
 6057

5
 7

116.4'

180.5'

54'

54'

57'

58'

50'

55'

50'

59'

67'

69'

53'

51'

49'

57'

57'

17'

54'

54'

60'

58'

56'

54'

52'

50'

48'

46'

44'

42'

40'

38'

36'

34'

32'

30'

28'

26'

24'

22'

20'

18'

16'

14'

12'

10'

8'

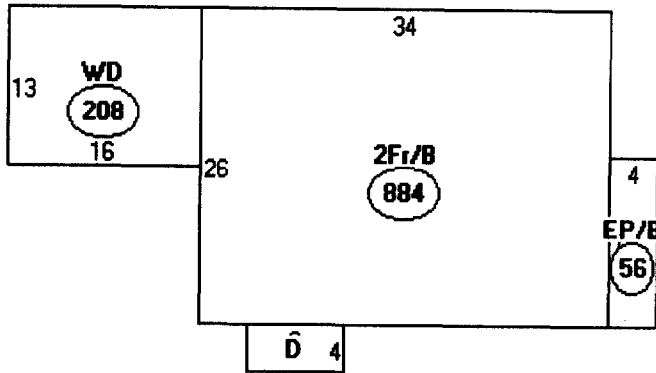
6'

4'

2'

0'

BO.



Descriptor/Area

- A: 2Fr/B
884 sqft
- B: WD
208 sqft
- C: EP/B
56 sqft
- D: EP
32 sqft

garage:
1180 / R-5
360
1740 current

*lot cov.
1862.8 Allow*

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	111 D001001
Location	58 DEERFIELD RD
Land Use	SINGLE FAMILY
Owner Address	O'DONNELL JEAN S 58 DEERFIELD RD PORTLAND ME 04101
Book/Page	11539/70
Legal	111-D-1 DEERFIELD RD 58 & BELMEADE RD 4657 SF

Valuation Information

Land	Building	Total
\$52,190	\$85,570	\$137,760

Property Information

Year Built 1924	Style Gambrel	Story Height 2	Sq. Ft. 1768	Total Acres 0.107		
Bedrooms 2	Full Baths 1	Half Baths 2	Total Rooms 6	Attic None	Basement Full	

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1930	Size 16X20	Grade C	Condition F
-----------------------------	----------------------	---------------------------	----------------------	-------------------	-----------------------

Sales Information

Date 07/01/1994	Type LAND + BLDING	Price	Book/Page 11539-070
---------------------------	------------------------------	--------------	-------------------------------

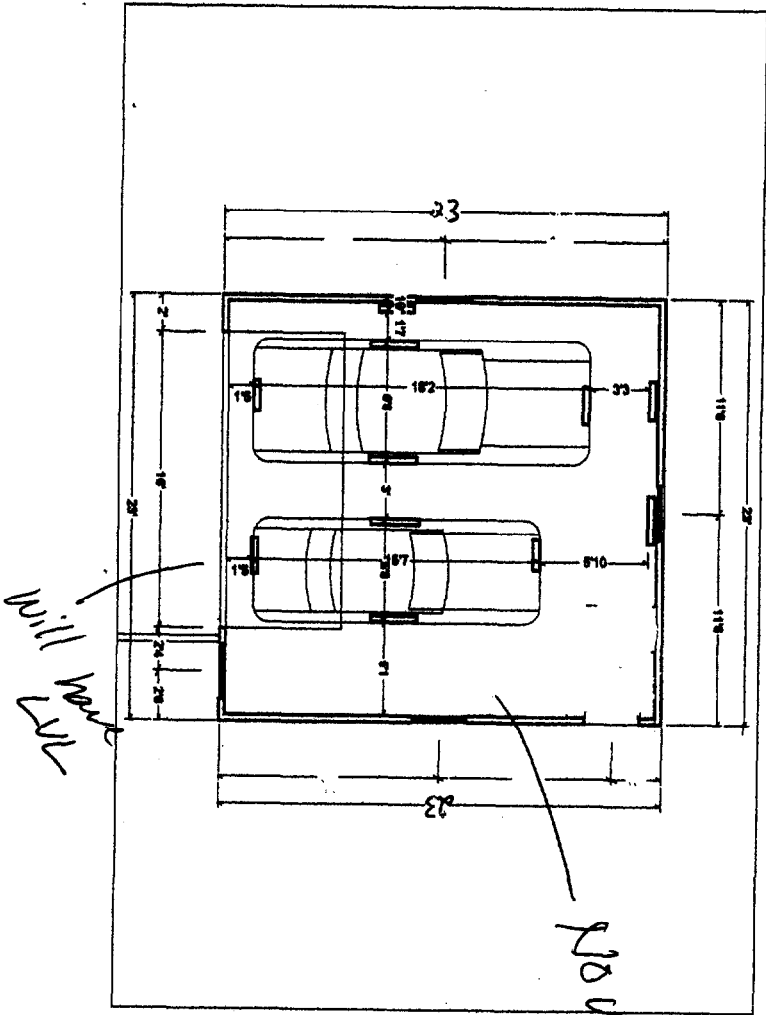
Picture and Sketch

[Picture](#) [Sketch](#)

[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](#).





will have

18 windows

Notes:

