

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: 03-1141	Issue Date: SEP 18 2003	CBL: 139 B002001
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Location of Construction: 159 Ocean Ave	Owner Name: Powell Kevin M &	Owner Address: 159 Ocean Ave #2 CITY OF PORTLAND	Phone: 780-0868
Business Name:	Contractor Name: Maine Wide	Contractor Address: PO Box 2106 Augusta	Phone: 8004521940
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	Zone: R-3

Past Use: two family	Proposed Use: two family - build 22' x 40' detached garage	Permit Fee: \$201.00	Cost of Work: \$19,600.00	CEO District: 2
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FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i>	INSPECTION: Use Group: U Type: SB BOCA 99 Signature: <i>[Signature]</i>
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Proposed Project Description: build 22' x 40' detached garage
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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: tmm	Date Applied For: 09/18/2003	Zoning Approval
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<ol style="list-style-type: none"> 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 type="checkbox"/> MM <input type="checkbox"/> Date: 9/18/03	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: 9/18/03
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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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 031141

Please Read
Application And
Notes, if Any,
Attached

This is to certify that Powell Kevin M &/Maine V
has permission to build 22' x 40' detached garage
AT 159 Ocean Ave 139 B002001

provided that the person or persons who perform or supervise the work accepting 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.

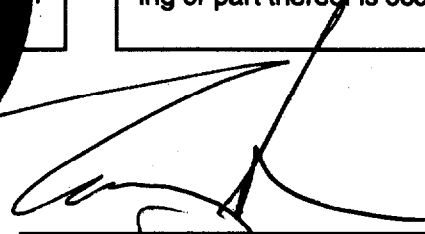
Apply to Public Works for street line and grade if nature of work requires such information.

Inspection must be made before this building or part thereof is occupied or otherwise used-in-accordance with the permit. YOUR 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. PERMIT ISSUE
Health Dept.
Appeal Board SEP 18 2003
Other _____
Department Name



Director - Building & Inspection Services

CITY OF PORTLAND

PENALTY FOR REMOVING THIS CARD

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 initialzing 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.

N/A **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.

- Footing/Building Location Inspection:** Prior to pouring concrete
- Re-Bar Schedule Inspection:** Prior to pouring concrete
- Foundation Inspection:** Prior to placing ANY backfill
- 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

[Signature]
Signature of applicant/designee

9/18/03
Date

[Signature]
Signature of Inspections Official

9/18/03
Date

CBL: 139-B-2 Building Permit #: 03-1141

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 139 8002001
Location 159 OCEAN AVE
Land Use TWO FAMILY

Owner Address POWELL KEVIN M & SUZANNE PROULX POWELL JTS
 159 OCEAN AVE #2
 PORTLAND ME 04103

Book/Page 12150/249
Legal 139-B-2
 OCEAN AVE 159

 15626 SF

Valuation Information

Land	Building	Total
\$33,710	\$94,710	\$128,420

Property Information

Year Built 1874	Style Old Style	Story Height 2	Sq. Ft. 2403	Total Acres 0.359		
Bedrooms 5	Full Baths 2	Half Baths 1	Total Rooms 9	Attic Unfin	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
10/01/1995	LAND + BLDING	\$130,000	12150-249
12/14/1994	LAND + BLDING		11750-028

Picture and Sketch

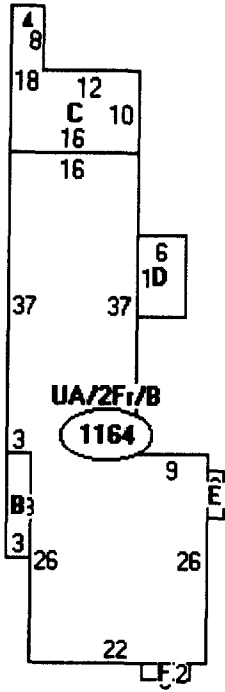
Picture Sketch

[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](#).







Descriptor/Area

- A: UA/2Fr/B
1164 sqft
- B: 1Fr/B
39 sqft
- C: WD/FUB
192 sqft
- D: WD
60 sqft
- E: 2FBAY/B
12 sqft
- F: FBAY/B
12 sqft

1479

25% lot cov-
3906 Allowed
1479

2427 SF
left

- 880

1547 left

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>159 OCEAN AVE, PORTLAND, MAINE 04103</u>		
Total Square Footage of Proposed Structure <u>880</u>	Square Footage of Lot <u>15,000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>139</u> Block# <u>B</u> Lot# <u>2</u>	Owner: <u>KEVIN M. & SUZANNE P. POWELL</u>	Telephone: <u>780-0868</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>KEVIN M. & SUZANNE P. POWELL 159 OCEAN AVE PORTLAND, ME 04103</u>	Cost Of Work: \$ <u>19,684</u> <u>4,366</u> Fee: \$ <u>192.00</u>
Current use: <u>RESIDENTIAL</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>GARAGE</u>		
Project description: <u>22 x 40 GARAGE AS PER SPECS, PLOT PLAN'S CROSS SECTION</u>		
Contractor's name, address & telephone: <u>MAINE-WIDE CONSTRUCTION P.O. BOX 2106 AUGUSTA, MAINE 04338-2106 (1-800-452-1940)</u>		
Who should we contact when the permit is ready: <u>KEVIN M. POWELL</u>		
Mailing address: <u>159 OCEAN AVE PORTLAND MAINE 04103</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>780-0868</u> <u>cell - 318-6636</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: [Signature] Date: 9/12/03

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

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Granite Title Services

159 Ocean Avenue
Portland, Maine

Job Number: 260-46

Inspection Date: 8-30-95

Scale: 1" = 40'

Norwest and its Title Insurers

The monumentation is in harmony with current deed description.*

The building setbacks are in conformity with town zoning requirements. GRANDFATHER

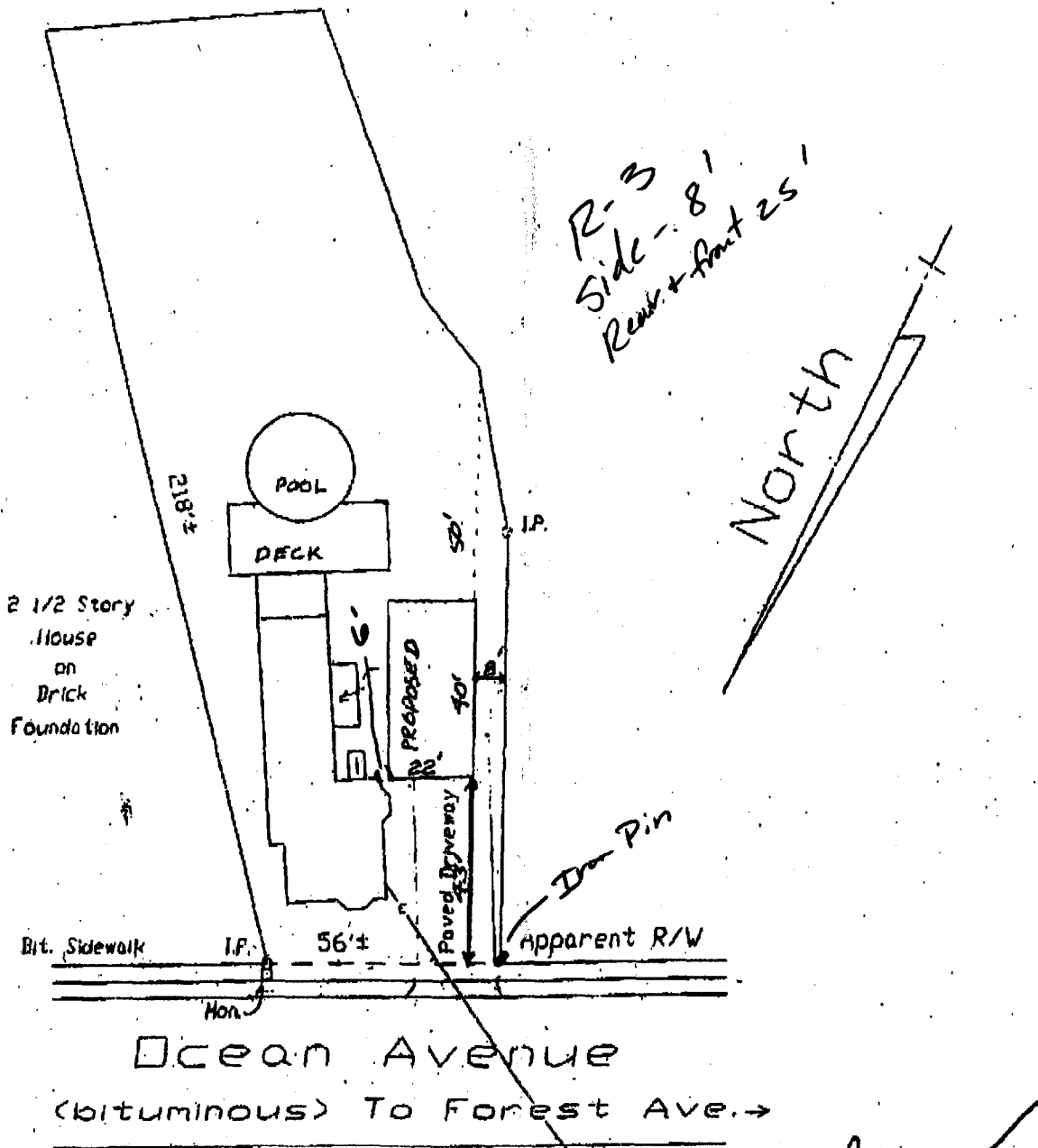
The dwelling does not fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not fall within the special flood hazard zone as indicated on community-panel # 23005, 0007 R.

Buyer: Kevin Powell

Seller: Susan Peck

*
The Deed is Vague



THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ADJUTING DEEDS.

DRUCE R. BOWMAN, INC.
176 Gray Road
Cumberland, Maine 04021
Phone: (207) 829-3959
Fax: (207) 829-3522



PLAN BOOK _____ PAGE _____ LOT _____
DEED BOOK 8275 PAGE 136 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: JAW

Kevin & Suzanna Powell

(207) 780 - 0868

SIC/AS/BS

159 Ocean Avenue

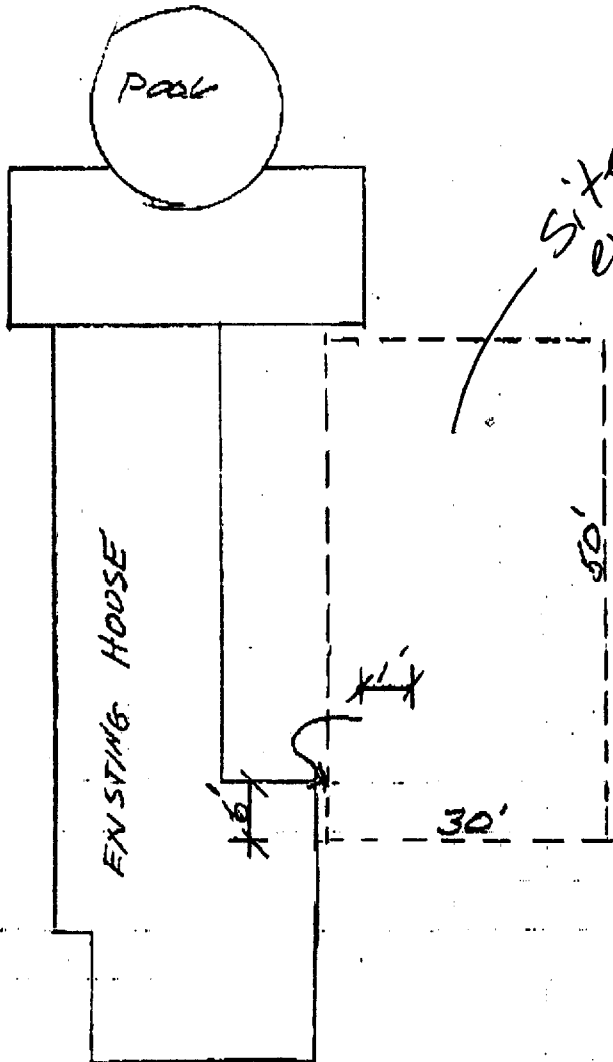
Portland, ME 04103


Job Number: 2004-24

Date: 09/16/03

SITE INSTRUCTIONS

1. Excavate existing top soil
2. Place 2" of rigid foam insulation 30'x50' - foam must extend 4'-0" beyond foundation on all (4) sides (see drawing)
3. Place 12" gravel base
4. Place 6" of 1" minus or dead sand on top of gravel
5. Square & level pad 30'x50'
6. Finish grade to be set by homeowner & site contractor
7. Start front of pad 6' forward of rear corner of main house & 1' out from main house (see drawing)
8. If you have any questions call Tim or Judy at 1-800-452-1940



		NAME-WIDE CONSTRUCTION, INC.	
Scale 1"=20'	Approved By	Drawn By	<i>JP</i>
Date 9/16/03	SITE PLAN		Revised
Drawn For	POWELL		
Location	PORTLAND ME		Drawing #

159 OCEAN AVE.
ROSLAND, N.Y. 07068

TELE 770-0668
CELL 318-6636

5/12 PITCH

CONCRETE
AND
ANALYSIS
AND
SOUNDING

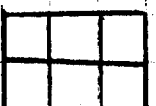
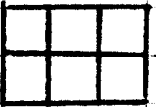
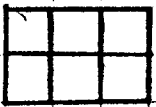
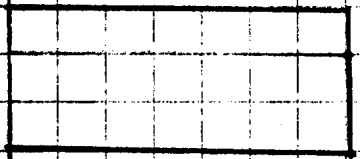
2-2X12
HEADERS OVER DOOR

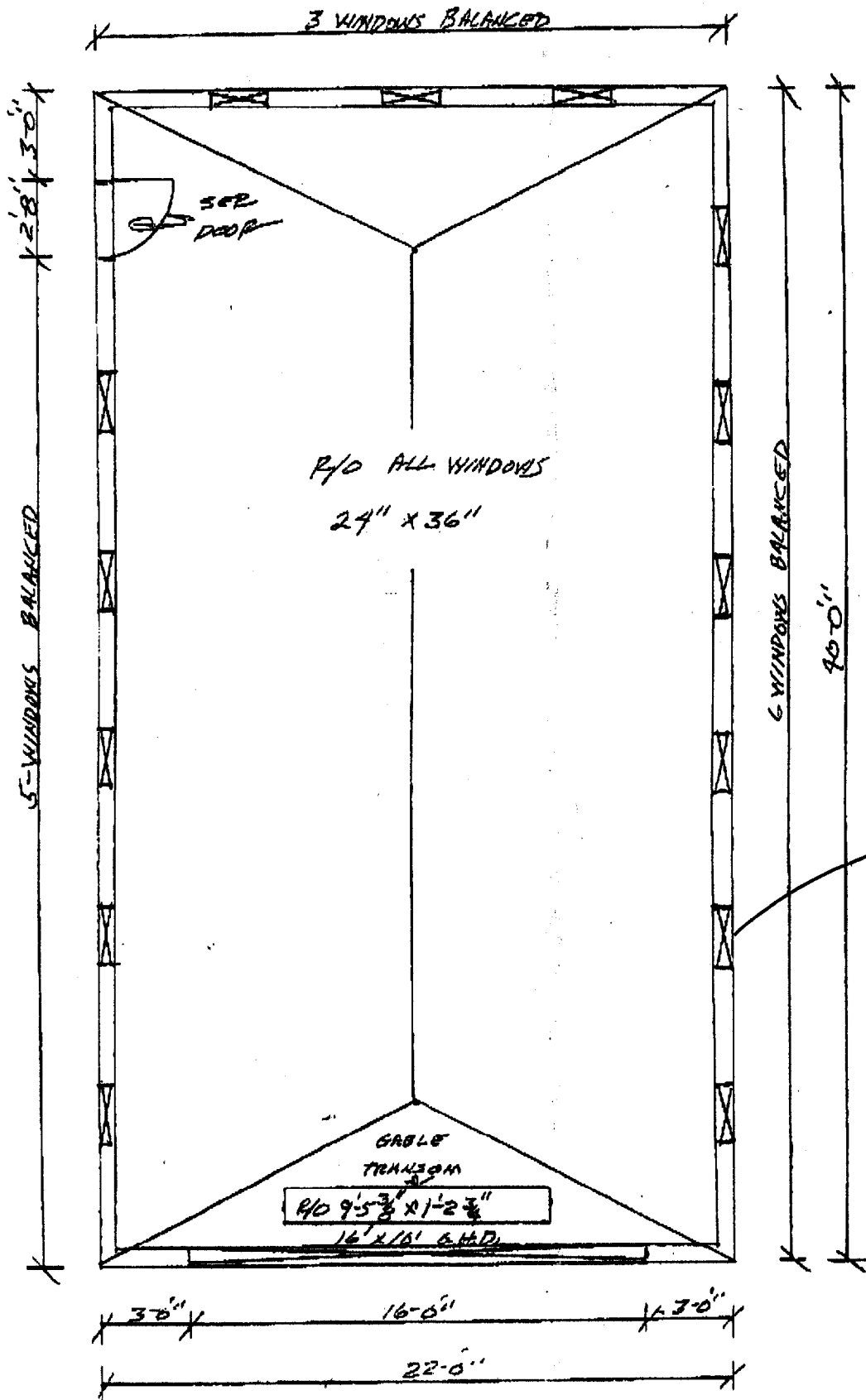
16' X 10' INSUL. STEEL DOOR
RAISED PANEL - WHITE
#2200 NEW ENG. DOOR

22'

AMERICAN CHESSMAN # 7530 WHITE
See doc. #1

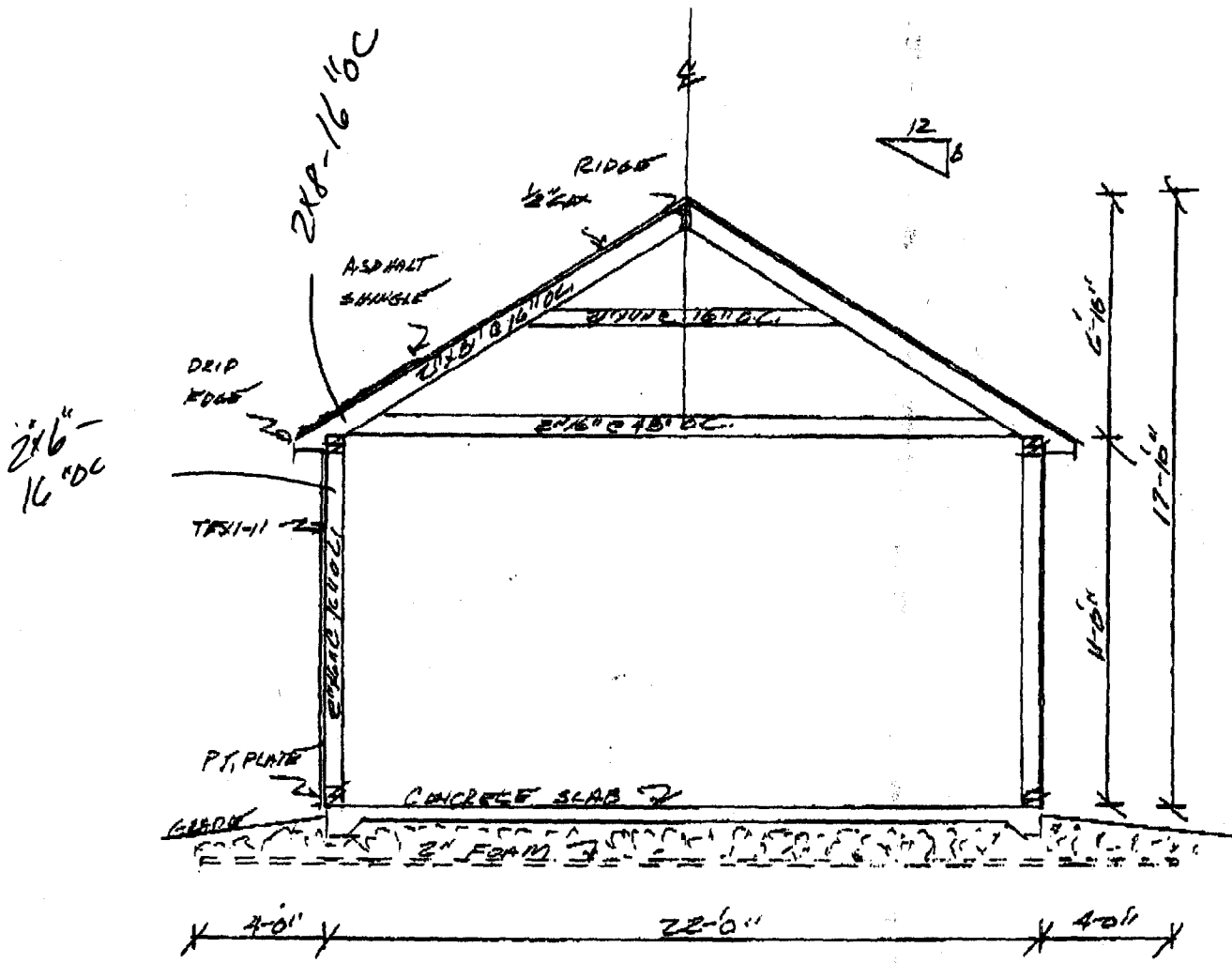
TOTAL 2x3 windows = 14





Approved:

[Signature]
5/12/03



Note: SLAB TO BE 8" AT EDGE
 AND 4" IN CENTER - Steel Re-Bar
 AND Tied (2') Plus 4000 LB "Bridge Mix" concrete

Approved:
 [Signature]