

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

**PERMIT**

PERMIT ISSUED  
Permit Number: 15-2006  
Date: 06/10/06  
CITY OF PORTLAND

This is to certify that OUELLETTE KATHLEEN S P Rankin

has permission to 16 x 20' garage on a concrete slab

AT 807 OCEAN AVE Call 423 A032001

provided that the person or persons performing or supervising 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 started or closed-in. 24 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 \_\_\_\_\_

DepartmentName

*[Signature]*  
8/14/06  
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: 06-1018	Issue Date: 07/11/06	CBL: 423 A032001
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<b>Location of Construction:</b> 807 OCEAN AVE	<b>Owner Name:</b> OUELLETTE KATHLEEN A	<b>Owner Address:</b> 807 OCEAN AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> S P Rankin	<b>Contractor Address:</b> Route 125 Epping	<b>Phone:</b> 8004739881
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	<b>Zone:</b> R3

<b>Past USE:</b> Single Family	<b>Proposed USE:</b> Single Family 16' x 20' garage on a concrete slab - de	<b>Permit Fee:</b> \$120.00	<b>Cost or work:</b> \$9,345.00	<b>CEO District:</b> 4
<b>Proposed Project Description:</b> 16 x 20' garage on a concrete slab (detached)		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied N/A	<b>INSPECTION:</b> Use Group: U Type: SB IRC 2003 Signature: <i>[Signature]</i>	
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

<b>Permit Taken By:</b> dmartin	<b>Date Applied For:</b> 07/11/2006
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Zoning Approval		
<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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK w/conditions Date: 7/18/06 JBN	<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 late:	<b>Historic Preservation</b> 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 late: <i>[Signature]</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



# CITY OF PORTLAND, MAINE

## Department of Building Inspections

\_\_\_\_\_ 20\_\_\_\_

Receipt \_\_\_\_\_

Location of Work \_\_\_\_\_

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

Permit Fee \$ \_\_\_\_\_

Building (II) \_\_\_\_\_ Plumbing (15) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

C.B.I. \_\_\_\_\_

Check # \_\_\_\_\_ Total Collected \$ \_\_\_\_\_

### 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

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

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

<b>Permit No:</b> 06-1018	<b>Date Applied For:</b> 07/11/2006	<b>CBL:</b> 423 A032001
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<b>Location of Construction:</b> 807 OCEAN AVE	<b>Owner Name:</b> OUELLETTE KATHLEEN A	<b>Owner Address:</b> 807 OCEAN AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> S P Rankin	<b>Contractor Address:</b> Route 125 Epping	<b>Phone</b> (800) 473-9881
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family 16' x 20' garage on a concrete slab - detached	<b>Proposed Project Description:</b> 16 x 20' garage on a concrete slab - detached
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 07/18/2006

**Note:** **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** Tammy Munson      **Approval Date:** 08/14/2006

**Note:** **Ok to Issue:**

- 1) A minimum of 1/2" diameter anchor bolts must be placed in the slab a maximum 6'-0" o.c. and one within 12" of each corner.

**Comments:**

7/17/06-amachado: Left message with Kathleen Geary. Last name on assessing file is different (Ouellette) and I need to know if front setback is from the street of the front property line.

7/17/06-amachado: Kathleen left message. Same person, and the 30' measurement for the front is from the property line not the street.



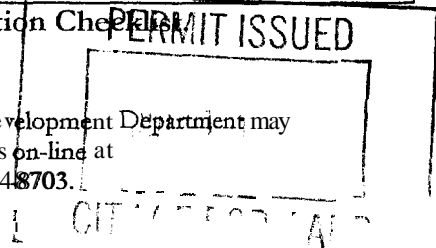
# General Building Permit Application

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>807 Ocean Ave, Portland, Me. 04103</u>		
Total Square Footage of Proposed Structure <u>320 (16x20)</u>	Square Footage of Lot <u>9,865</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>423</u> Block# <u>A</u> Lot# <u>32</u>	Owner: <u>Kathleen A. Geary</u>	Telephone: <u>871-1033</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Kathleen &amp; Geary 807 Ocean Ave Portland, Me 04103</u>	Cost of Work: \$ <u>9,345</u> Fee: \$ <u>44</u> Cost of Fee: \$ <u>20.00</u>
Current Specific use: <u>Lawn</u> If vacant, what was the previous use? <u>Single Home</u>	Proposed Specific use: <u>Garage 16' x 20'</u>	
Project description: <u>Site work 1,695.00 20' x 24'</u> <u>(16' x 20' concrete slab) - 7,650.00</u> <u>16' x 20' Garage detached</u>		
Contractor's name, address & telephone: <u>S.P. Rankin, Route 125 Epping NH 1-800-473-9881</u>		
Who should we contact when the permit is ready: <u>Kathy Geary</u>		
Mailing address: _____ Phone: <u>207 871-1033</u>		
<u>S.P. Rankin Contact Phone# Cumberland, Me. - Westbrook Tel no# 854-8953</u>		

Please submit all of the information outlined in the Commercial Application Checksheet. 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

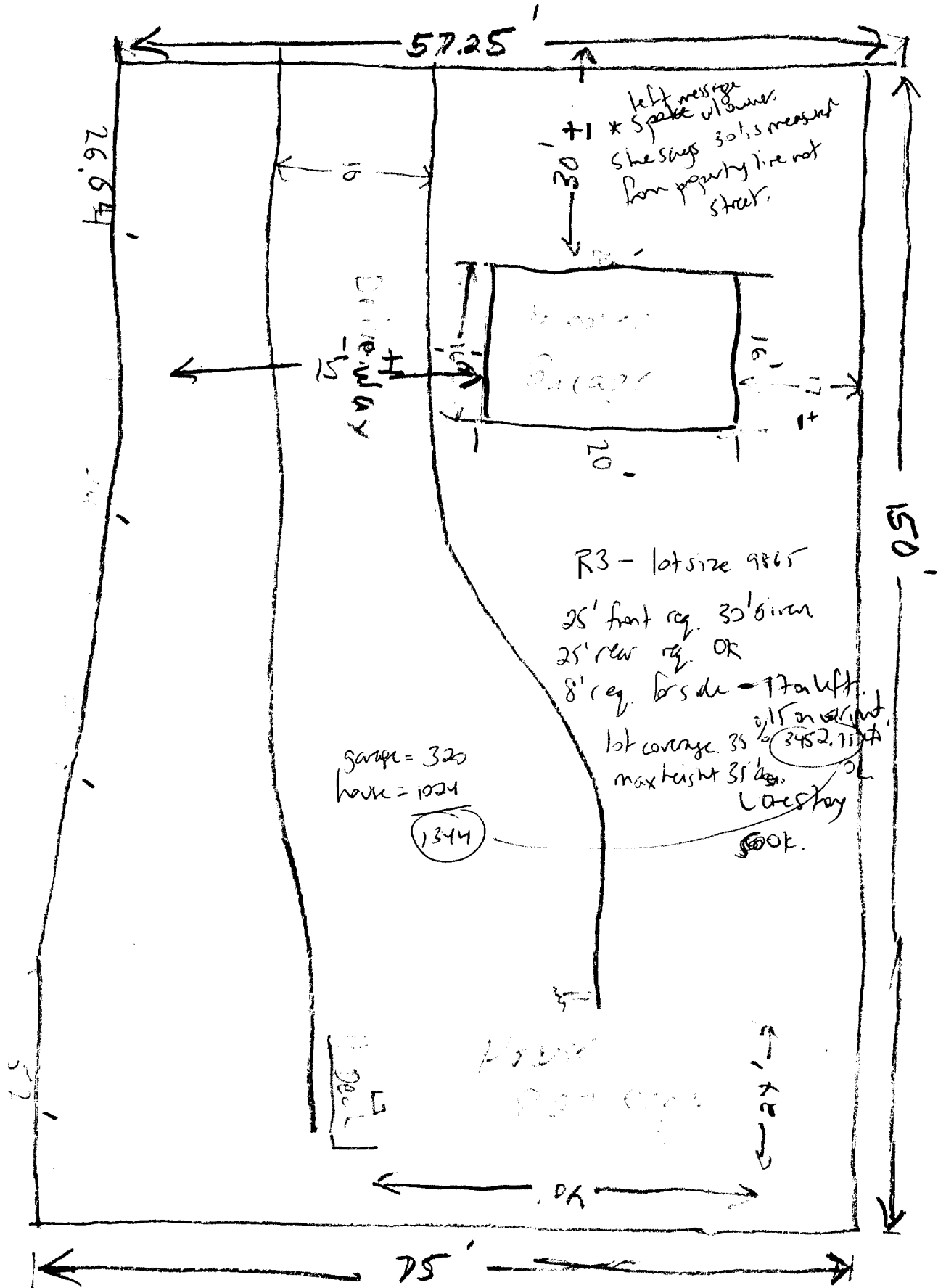


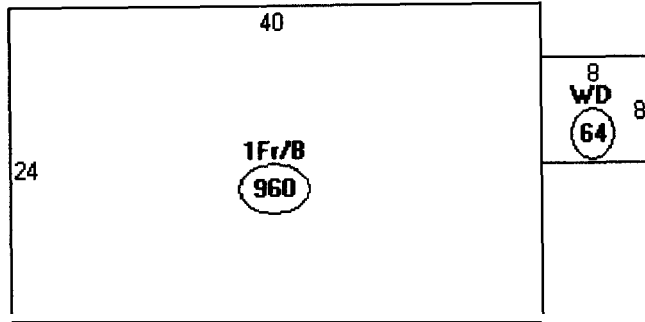
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representatives 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: Kathleen G. Geary Date: 07/11/06

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

LOCAL 1100





Descriptor/Area

A: 1Fr/B  
960 sqft

B: WD  
64 sqft

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**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	423 A032001
<b>Location</b>	807 OCEAN AVE
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	OUELLETTE KATHLEEN A 807 OCEAN AVE PORTLAND ME 04103
<b>Book/Page</b>	16024/321
<b>Legal</b>	423-A-32 OCEAN AVE 809-813  9865 SF

**Current Assessed Valuation For Fiscal Year 2006**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$49,110	\$70,370	\$119,480

**Estimated Assessed Valuation For Fiscal Year 2007\***

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$68,400	\$85,400	\$153,800

\* Value subject to change based upon review of property status as of 4/1/06. The **tax** rate will be determined by City Council in May 2006.

**Property Information**

<b>Year Built</b> 1988	<b>Style</b> Ranch	<b>Story Height</b> 1	<b>Sq. Ft.</b> 960	<b>Total Acres</b> 0.226		
<b>Bedrooms</b> 2	<b>Full Baths</b> 1	<b>Half Baths</b>	<b>Total Rooms</b> 4	<b>Attic</b> None	<b>Basement</b> Full	

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
02/14/2001	LAND t BLDING		16024-321
09/27/1991	LAND t BLDING	\$85,900	09733-143

**Picture and Sketch**

[Picture](#)      [Sketch](#)      [Tax Map](#)

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



**STEVEN PATTERSON DBA/  
NEW ENGLAND EXCAVATION  
PO BOX 412  
SACO, MAINE 04072  
(207) 985-4744 PHONE  
(207) 985-2743 FAX**

CALL <sup>STUM</sup> 205-2400 - <sup>DAVID</sup> 350-3020

**ESTIMATE-JOB NUMBER:** #17 Rankin

**Customer Name:** Daniel Peterson

**Job Address:** 807 Ocean Ave, Portland

**Gravel Pad** or  **Frost Wall**

**Size of Pad:** 24 x 20

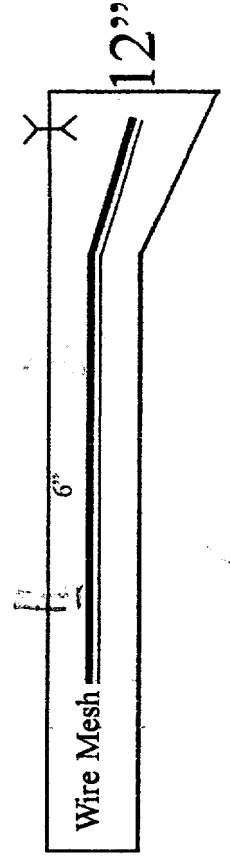
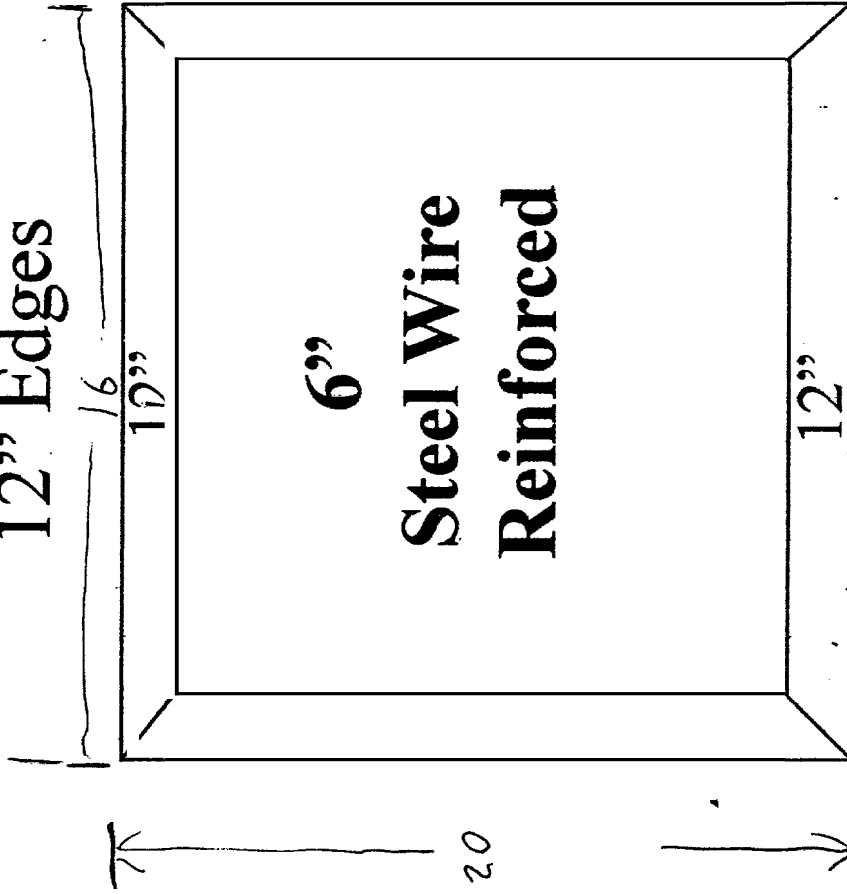
**Specs: Fill 12" gravel, 6" sand and compact on 6" lifts to grade within  
1 inch to level. Slope grades to a 25 degree or less slope.  
Prep for concrete.**

**Price:** 1,695.<sup>00</sup>

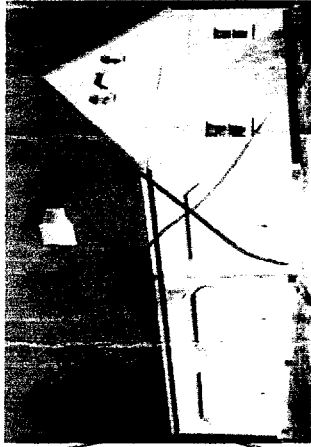
material & labor pull 3 stumps

# Concrete Slab Layout

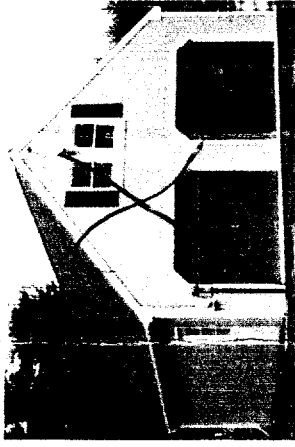
6" Thick  
12" Edges



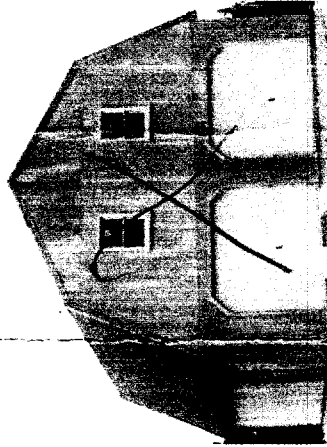
Typical cross section to be used on all sides of building.



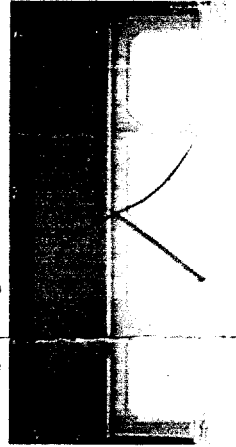
Reversed gable, 32' x 24' with loft



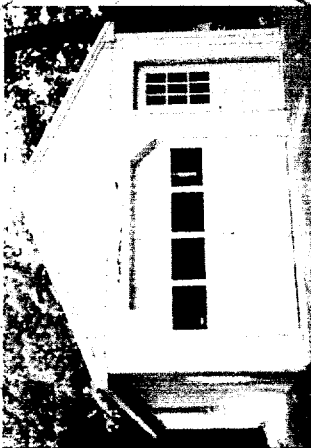
Front gable, 24' x 24' with loft



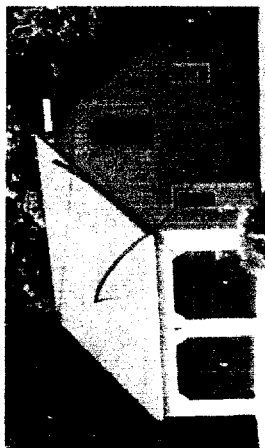
Front gable, gambrel, 24' x 24'



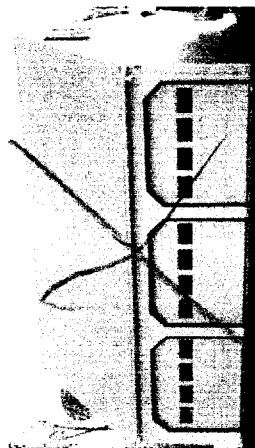
Reversed gable, 42' x 24'



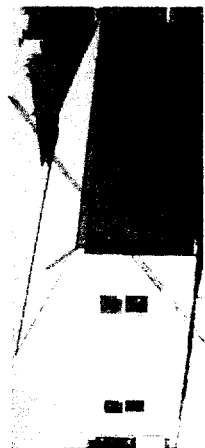
Front gable, 16' x 20'



Reversed gable, 24' x 24' with loft



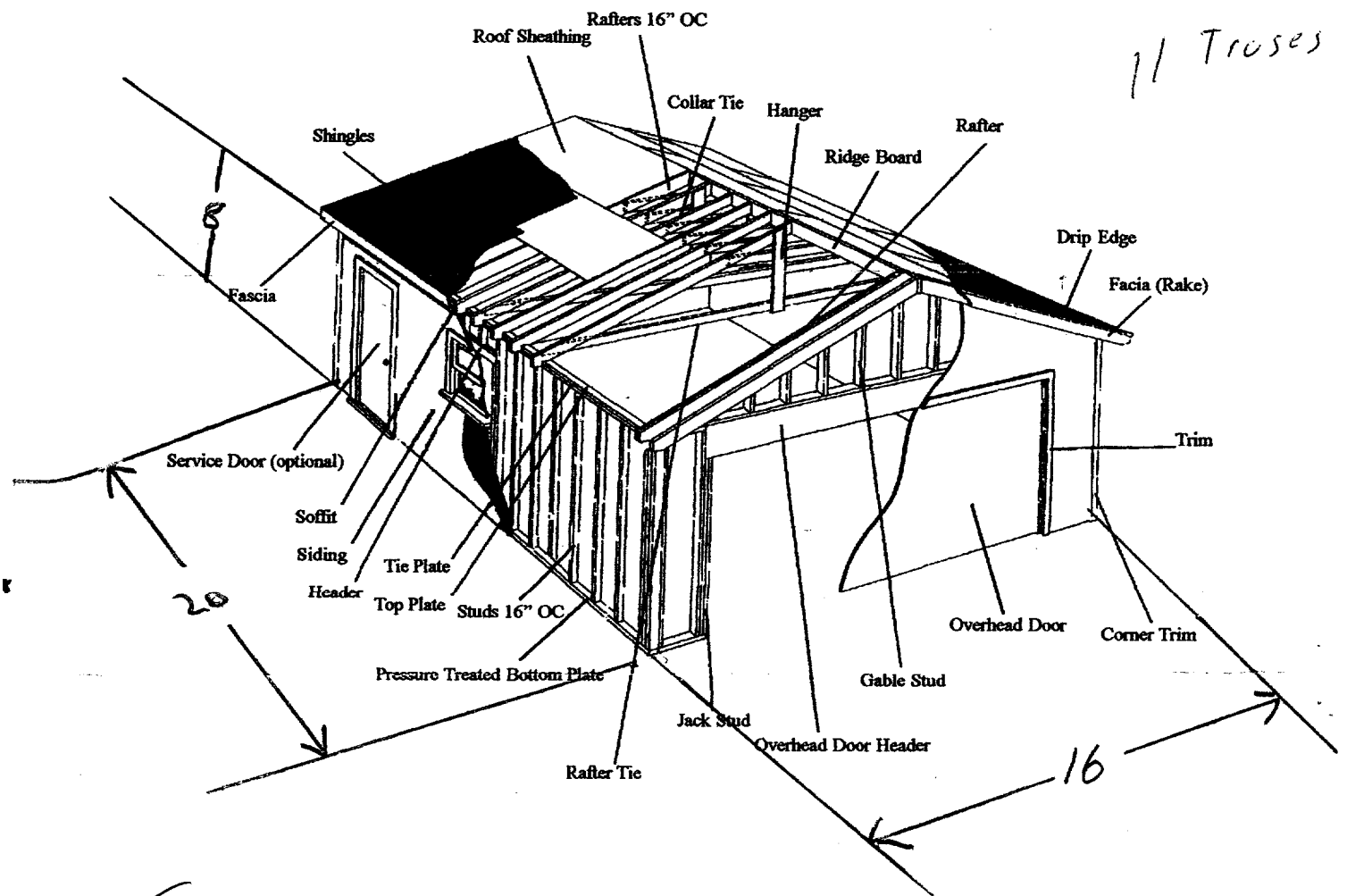
Reversed gable, 32' x 24' with loft



Reversed gable, 32' x 24'

# 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}

*Trussed*

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

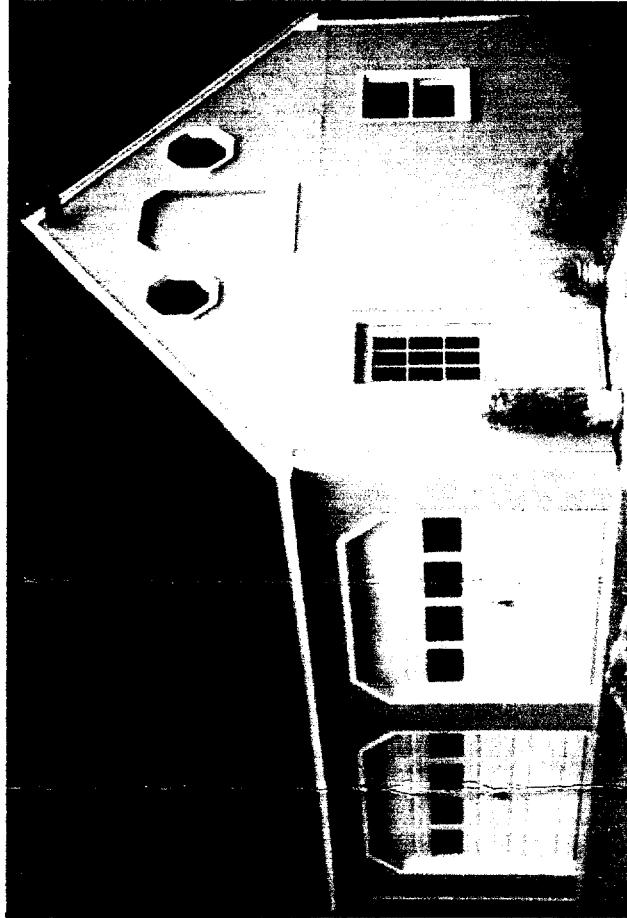
Spring 2006  
 k

Standard 1 Story Garages		Garages with 2nd floor	
Front & Reversed Gables		Loft Area & Stairway	
14' x 20'	\$ 7,300.00	20' x 20'	\$13,850.00
16' x 20'	\$ 7,650.00	20' x 24'	\$15,000.00
18' x 20'	\$ 8,300.00	24' x 24'	\$16,900.00
18' x 24'	\$ 8,850.00	24' x 26'	\$18,000.00
20' x 20'	\$ 9,850.00	24' x 28'	\$18,500.00
20' x 24'	\$10,450.00	24' x 30'	\$19,700.00
24' x 24'	\$11,650.00	24' x 32'	\$21,350.00
24' x 26'	\$12,350.00	24' x 36'	\$23,200.00
24' x 28'	\$13,000.00	<b>Gambrels</b>	
24' x 30'	\$13,350.00	20' x 20'	\$17,250.00
24' x 32'	\$14,000.00	20' x 24'	\$19,500.00
24' x 36'	\$16,250.00	22' x 24'	\$21,200.00
		24' x 24'	\$22,850.00
		24' x 26'	\$24,500.00

**Additional cost to garage**

Site preparation	to be determined by on site evaluation
Double Hung Window	\$250.00
Steel Insulated Service Door	\$350.00
Pine Loft Doors for 2nd floor	\$350.00
Loft beam	\$100.00
3 car garages	\$600.00 for 3rd door

Above prices include concrete slab & 2 steel insulated overhead garage doors.  
 Above prices do not include site preparation, all sites are different.  
 Serving Maine & New Hampshire



**#252, Route 125**  
**Epping, NH**  
**1-800-473-9881**