

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

PERMIT ISSUED	
Permit No: 06-1018	Issue Date: NOV 13 2006
CBL: 423	A032001

Location of Construction: 807 OCEAN AVE	Owner Name: QUELLETTE KATHLEEN A	Owner Address: 807 OCEAN AVE	City of Portland	Phone: 800/4739881
Business Name:	Contractor Name: S P Rankin	Contractor Address: Route 125-Epping	City of Portland	Phone: 800/4739881
Lessee/Buyer's Name:	Phone:	Permit Type: Additions - Dwellings	Zone: R3	

Past Use: Single Family Proposed Use: Single Family 16' x 20' garage on a concrete slab - <i>dittoed</i>	Proposed Project Description: 16 x 20' garage on a concrete slab (<i>dittoed</i>)	Permit Fee: \$120.00 Cost of Work: \$9,345.00 FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied INSPECTION: Use Group: <i>U</i> Type: <i>SB</i> Signature: <i>NA</i> Signature: <i>IRE 2003</i>	CEO District: 4 Signature: _____ Date: _____
---	--	---	---

Permit Taken By: dmartin Date Applied For: 07/11/2006	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.	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"/> <i>OR</i> <i>Wetland Review</i> Date: <i>7/18/06</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>SPR</i>

- 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.

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 - Building or Use Permit

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

Permit No:	06-1018	Date Applied For:	07/11/2006	CBL:	423 A032001
------------	---------	-------------------	------------	------	-------------

Location of Construction:	807 OCEAN AVE	Owner Name:	QUELLETTE KATHLEEN A	Owner Address:	807 OCEAN AVE	Phone:	
Business Name:		Contractor Name:	S P Rankin	Contractor Address:	Route 125 Epping	Phone	(800) 473-9881
Lessee/Buyer's Name		Phone:		Permit Type:	Additions - Dwellings		

Proposed Use: Single Family 16' x 20' garage on a concrete slab - detached

Proposed Project Description: 16 x 20' garage on a concrete slab - detached

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>		Square Footage of Lot	
Total Square Footage of Proposed Structure <u>320 (16x20)</u>		<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. Berry</u>	Telephone: <u>871-1033</u>	
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone: <u>Kathleen A. Berry</u> <u>807 Ocean Ave</u> <u>Portland, Me 04103</u>	
Current Specific use: If vacant, what was the previous use? Proposed Specific use:	<u>Lawn</u> <u>Garage 16'x20'</u> <u>Single Garage</u>	Cost Of Work: \$ <u>9,345</u>	Fee: \$ <u>44</u> Cafe Fee: \$ <u>100.00</u>
Project description: <u>Site work 1695.00 20'x24'</u> <u>16'x20' concrete slab</u> <u>16'x20' Garage detached</u> <u>7,650.00</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 Berry</u> Mailing address: Phone: <u>267 871-1033</u> Xcell			
<u>SP Rankin Contact Phone # Cumberland, Me. - Westbrook 854-8953</u>			

Please submit all of the information outlined in the Commercial Application Check **PERMIT ISSUED**
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, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

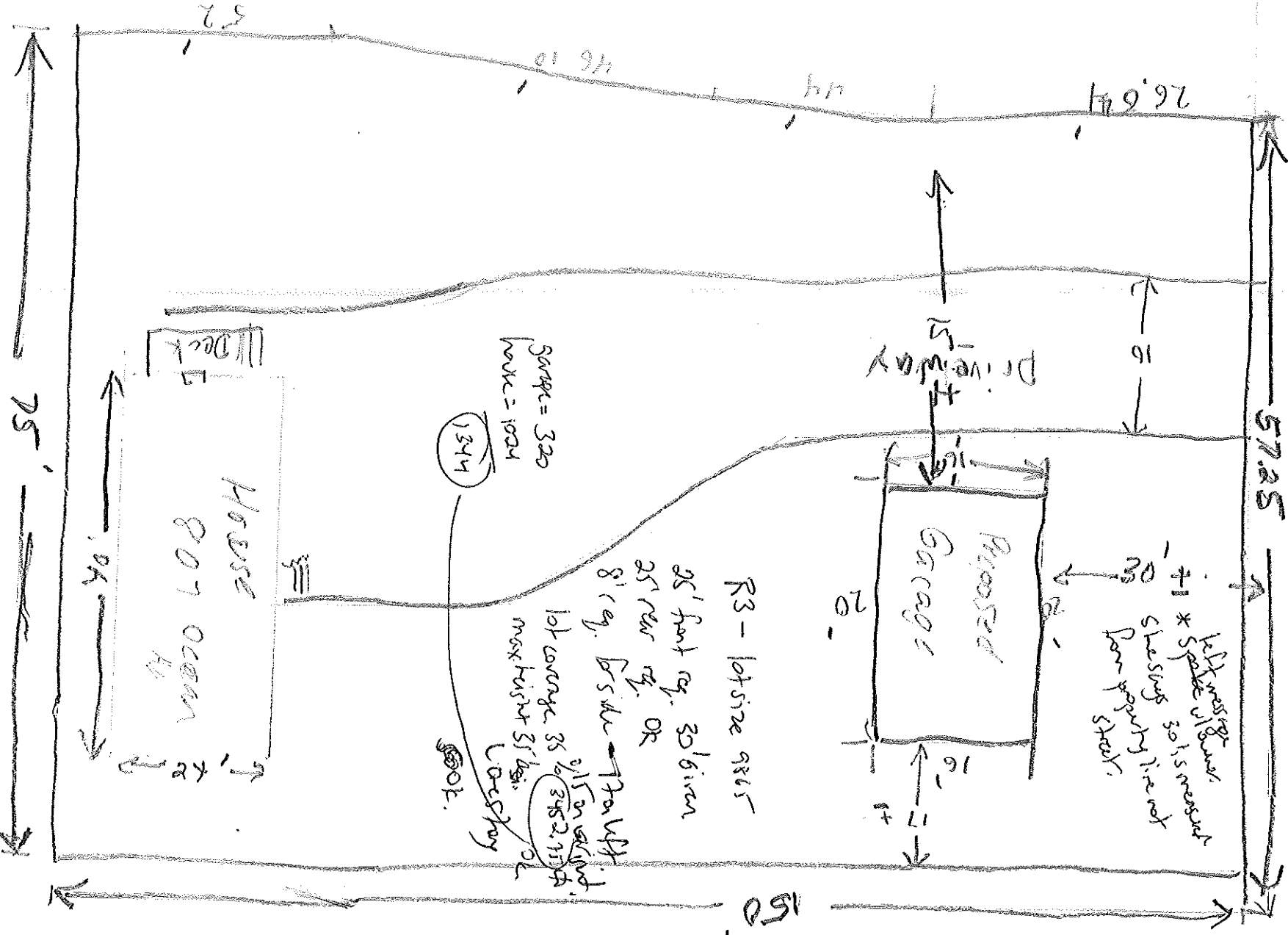
CITY OF PORTLAND

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: Kathleen A. Berry Date: 07/11/2010

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

Ocean Ave



57.25

26.64

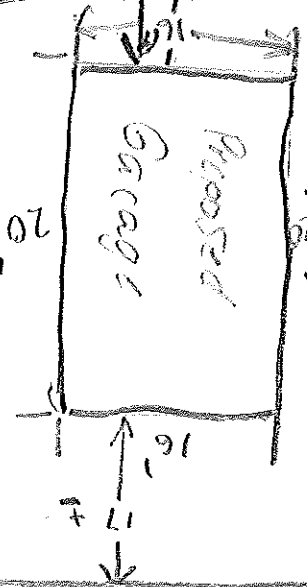
14

46.10

5.2

left mess. pt.
 5' x 15' mess. pt.
 + 1' *
 Sheeps
 Down property line not
 speak.

Driveway



R3 - lot size 9865

25' front req. 30' given

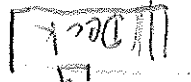
25' rear req. OK

8' req. for side

lot coverage 35%
 max height 35' req.
 1/2 in setback
 3452.11 sq ft
 1000 sq ft

Garage = 320
 house = 1000

1314



House

807 Ocean Ave

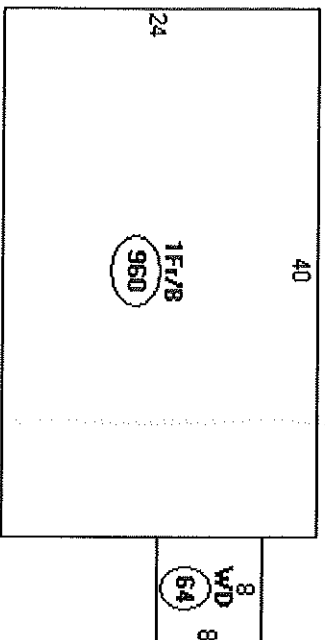
75'

150'

Descriptor/Area

A: 1F/8
960 sqft

B: W/D
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

Card Number	1 of 1
Parcel ID	423 A032001
Location	807 OCEAN AVE
Land Use	SINGLE FAMILY
Owner Address	OUELLETTE KATHLEEN A 807 OCEAN AVE PORTLAND ME 04103

Book/Page	16024/321
Legal	423-A-32 OCEAN AVE 809-813
	9865 SF V Ls r

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$49,110	\$70,370	\$119,480

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$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

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

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
------	----------	------------	------	-------	-----------

Sales Information

Date	Type	Price	Book/Page
02/14/2001	LAND + BIDDING	\$85,900	16024-321
09/27/1991	LAND + BIDDING		09733-143

Picture and Sketch

[Picture](#)

[Sketch](#)

[Tax Map](#)

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

<http://www.portlandassessors.com/searchdetail.asp?Acct=423 A032001&Card=1>

7/17/2006

STEVEN PATTERSON DBA/
NEW ENGLAND EXCAVATION
PO BOX 412
SACO, MAINE 04072

(207) 985-4744 PHONE

(207) 985-2743 FAX

Call ^{STAN} 205-2400 - ^{DAVID} 350-3080

ESTIMATE-JOB NUMBER: #17 Rankin

Customer Name: David Patterson

Job Address: 807 Ocean Ave, Portland

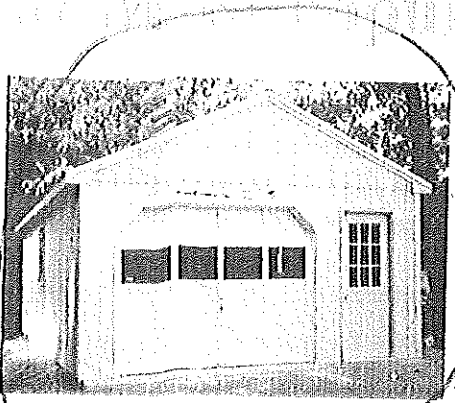
Gravel Pad or Frost Wall

Size of Pad: 24x20

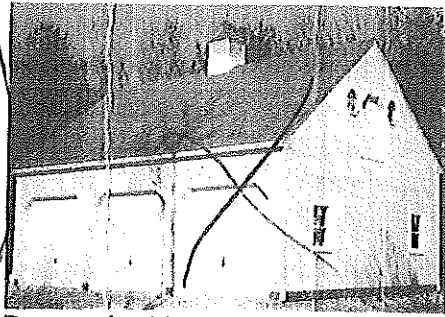
Specs: Fill 12" gravel, 6" sand and compact on 6" lifts to grade within
1 inch to level. Slope grades to a 25 degree or less slope.
Prep for concrete.

Price: 1695.⁰⁰

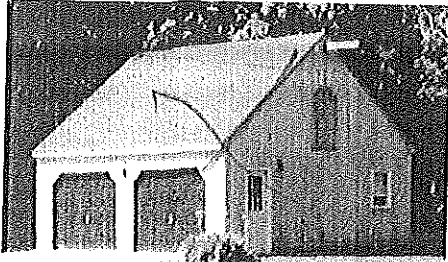
Material & labor pull 3 stamps



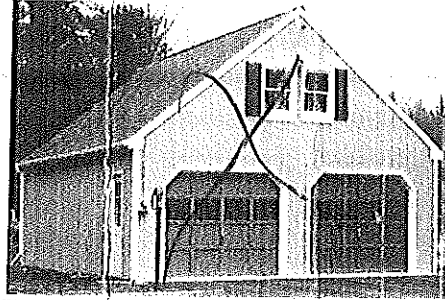
Front gable, 16'x 20'



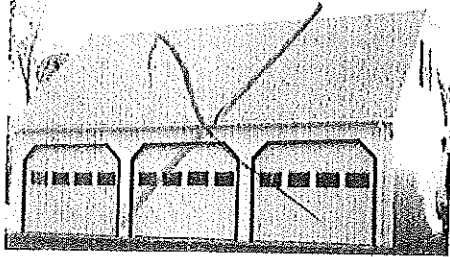
Reversed gable, 32'x 24' with loft



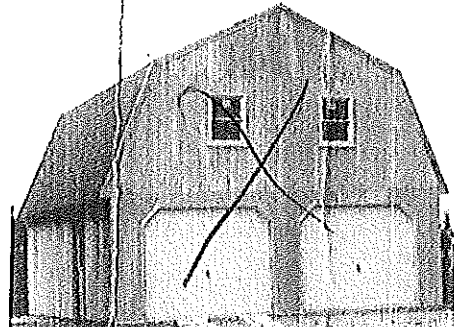
Reversed gable, 24'x 24' with loft



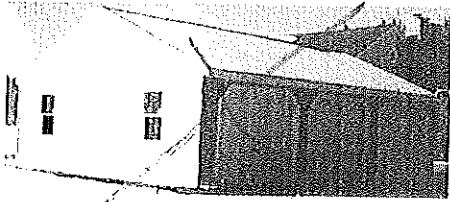
Front gable, 24'x 24' with loft



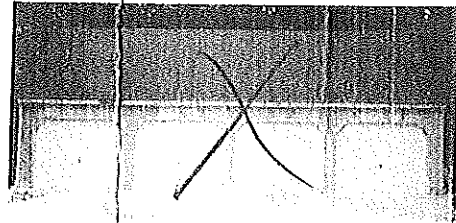
Reversed gable, 32'x 24' with loft



Front gable, gambrel, 24'x 24'



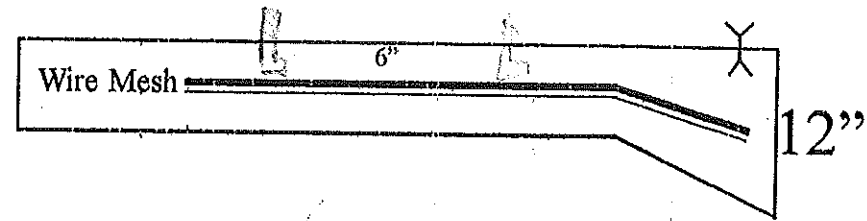
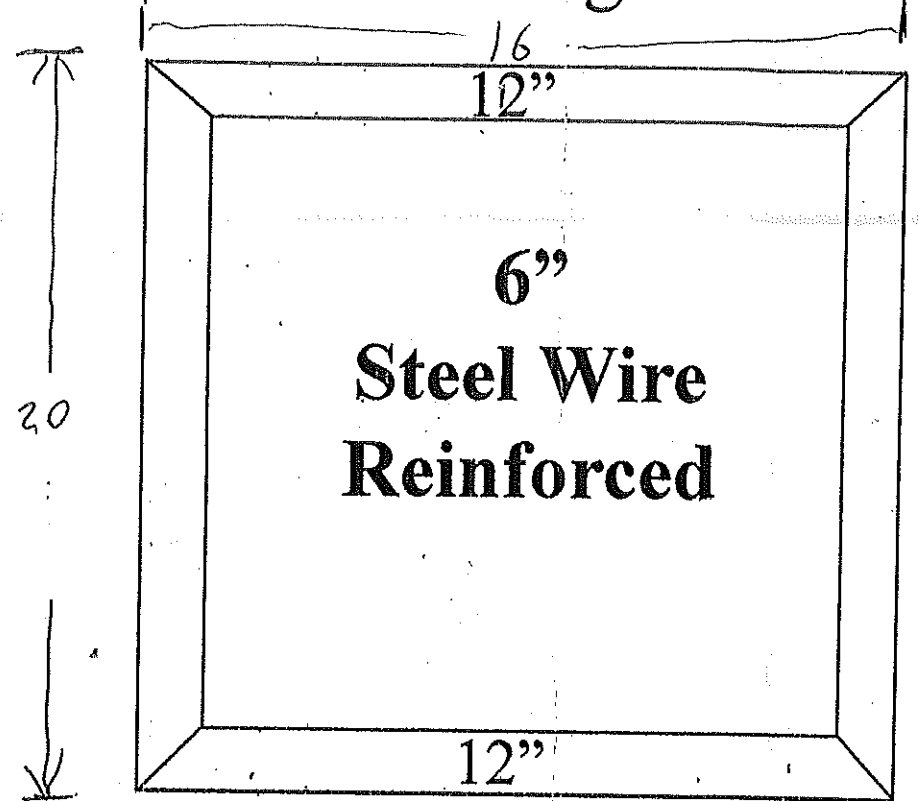
Reversed gable, 32'x 24'



Reversed gable, 42'x 24'

Concrete Slab Layout

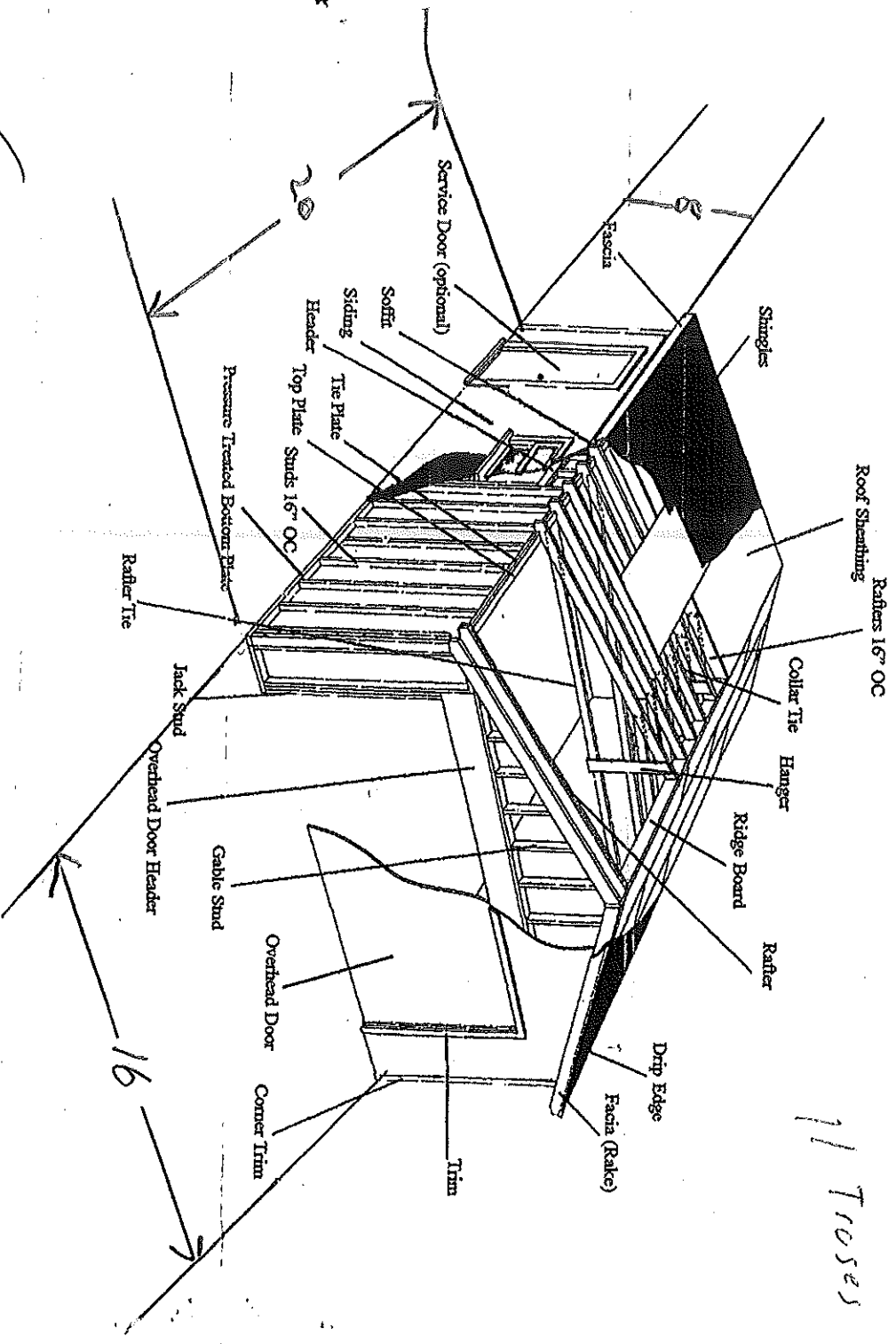
6" Thick
12" Edges



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

S. P. Rankin Garages

Standard 1 Story Plan



11 Trusses

- ✓ 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.

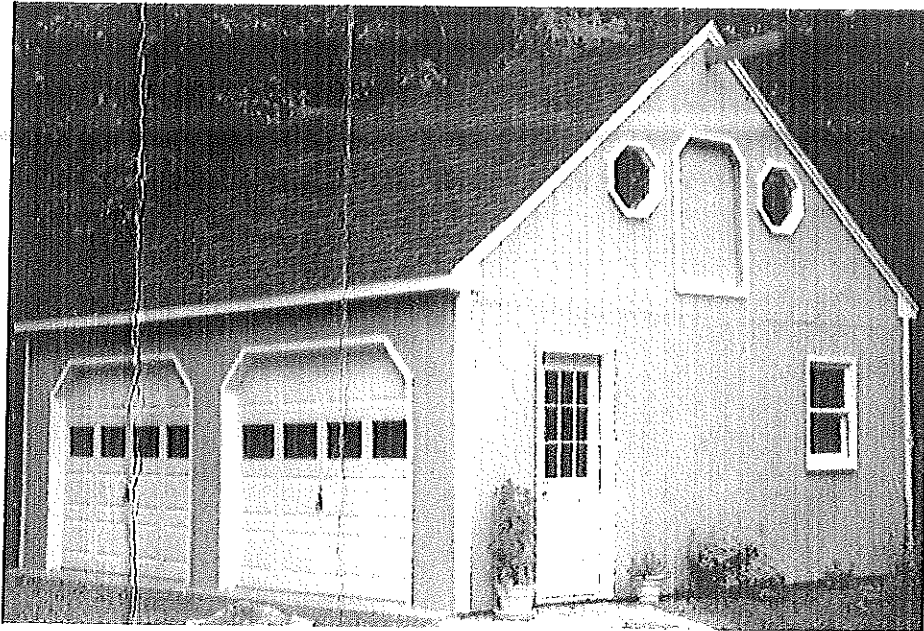
- Bottom Plate - 2"x 4" Pressure Treated
- Studs - 2"x 4" 16" O.C.
- Tie Plate - 2"x 4"
- Top Plate - 2"x 4"
- Window & Service Door Headers - 2"x 8"
- Siding - T-111 5/8" Fir
- Soffit - AC 3/8" Pine
- Shingles - 20 year
- Roof Pitch - 5/12
- Overhead Doors - Wood or Steel
- Windows - Double Hung 24"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

Trussed

S. P. RANKIN

Garage Builders

Quality Work Since 1977



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

Serving Maine And New Hampshire

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

Spring 2005

Standard 1 Story Garages Front & Reversed Gables

14' x 20'	\$ 7,300.00
16' x 20'	\$ 7,650.00
18' x 20'	\$ 8,300.00
18' x 24'	\$ 8,850.00
20' x 20'	\$ 9,850.00
20' x 24'	\$10,450.00
24' x 24'	\$11,650.00
24' x 26'	\$12,350.00
24' x 28'	\$13,000.00
24' x 30'	\$13,350.00
24' x 32'	\$14,000.00
24' x 36'	\$16,250.00

Garages with 2nd floor Loft Area & Stairway

20' x 20'	\$13,850.00
20' x 24'	\$15,000.00
24' x 24'	\$16,900.00
24' x 26'	\$18,000.00
24' x 28'	\$18,500.00
24' x 30'	\$19,700.00
24' x 32'	\$21,350.00
24' x 36'	\$23,200.00
Gambrels	
20' x 20'	\$17,250.00
20' x 24'	\$19,500.00
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