

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

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

## PERMIT

Permit Number: 040366

This is to certify that Carignan Laura J & Maine W Contractors  
has permission to Renovate a ranch to a cape w farmers  
AT 1672 Washington Ave 348 E032001

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 laid out or enclosed-in.  
HEAVY 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

*Debbie Bourke* 4/7/04  
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 100000

|                       |                            |                     |
|-----------------------|----------------------------|---------------------|
| Permit No:<br>04-0366 | Issue Date:<br>APR 07 2004 | CBL:<br>348 E032001 |
|-----------------------|----------------------------|---------------------|

|  |  |  |                      |
|--|--|--|----------------------|
| Location of Construction:<br>1672 Washington Ave | Owner Name:<br>Carignan Laura J &              | Owner Address:<br>1672 Washington Ave          | Phone:<br>797-8966   |
| Business Name:                                   | Contractor Name:<br>Maine Way Contractors, INC | Contractor Address:<br>36 Rowe Avenue Portland | Phone:<br>2078746982 |
| Lessee/Buyer's Name                              | Phone:   | Permit Type:<br>Alterations - Dwellings        | Zone:<br>R3          |

|                            |   |                         |                              |                    |        |
|----------------------------|---|-------------------------|------------------------------|--------------------|--------|
| Past Use:<br>Single Family | Proposed Use:<br>Single Family to add a 2nd story | Permit Fee:<br>\$471.00 | Cost of Work:<br>\$50,000.00 | CEO District:<br>5 | 11,054 |
|----------------------------|---|-------------------------|------------------------------|--------------------|--------|

|   |  |   |
|---|--|---|
| Proposed Project Description:<br>Renovate a ranch to a cape w/dormers | FIRE DEPT:<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied                                       | INSPECTION:<br>Use Group: R3<br>Type: 5B<br>BOCA 1999 |
|   | Signature:   | Signature: JMB 4/7/04                                 |
|   | 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:<br>jmb | Date Applied For:<br>04/07/2004 | <b>Zoning Approval</b> |
|-------------------------|---------------------------------|------------------------|

|   |   |  |   |
|---|---|--|---|
| <p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p> | <p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: JMB 4/7/04</p> | <p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p> | <p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: JMB</p> |
|   | <p><i>Approved using Sec. 14-436(b) 80% expansion</i></p>   |  |   |

**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

|                              |  |                            |
|------------------------------|--|----------------------------|
| <b>Permit No:</b><br>04-0366 | <b>Date Applied For:</b><br>04/07/2004 | <b>CBL:</b><br>348 E032001 |
|------------------------------|--|----------------------------|

|   |   |   |                                 |
|---|---|---|---------------------------------|
| <b>Location of Construction:</b><br>1672 Washington Ave | <b>Owner Name:</b><br>Carignan Laura J &              | <b>Owner Address:</b><br>1672 Washington Ave          | <b>Phone:</b><br>( ) 797-8966   |
| <b>Business Name:</b>                                   | <b>Contractor Name:</b><br>Maine Way Contractors, INC | <b>Contractor Address:</b><br>36 Rowe Avenue Portland | <b>Phone:</b><br>(207) 874-6982 |
| <b>Lessee/Buyer's Name</b>                              | <b>Phone:</b>   | <b>Permit Type:</b><br>Alterations - Dwellings        |                                 |

|  |  |
|--|--|
| <b>Proposed Use:</b><br>Single Family to add a 2nd story | <b>Proposed Project Description:</b><br>Renovate a ranch to a cape w/dormers |
|--|--|

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 04/07/2004

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

- 1) Sec. 14-436(b) allows an 80% expansion of the first floor footprint in the upper floor. This expansion is 69%
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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      **Reviewer:** Jeanine Bourke      **Approval Date:** 04/07/2004

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

- 1) By adding a second story, the main carrying beam is not sufficient to carry the additional load. The owner must submit the new method of support to this office prior to construction. — *See notes on basement plan - verify construction*
- 2) Separate permits are required for any electrical or plumbing work.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

# 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.

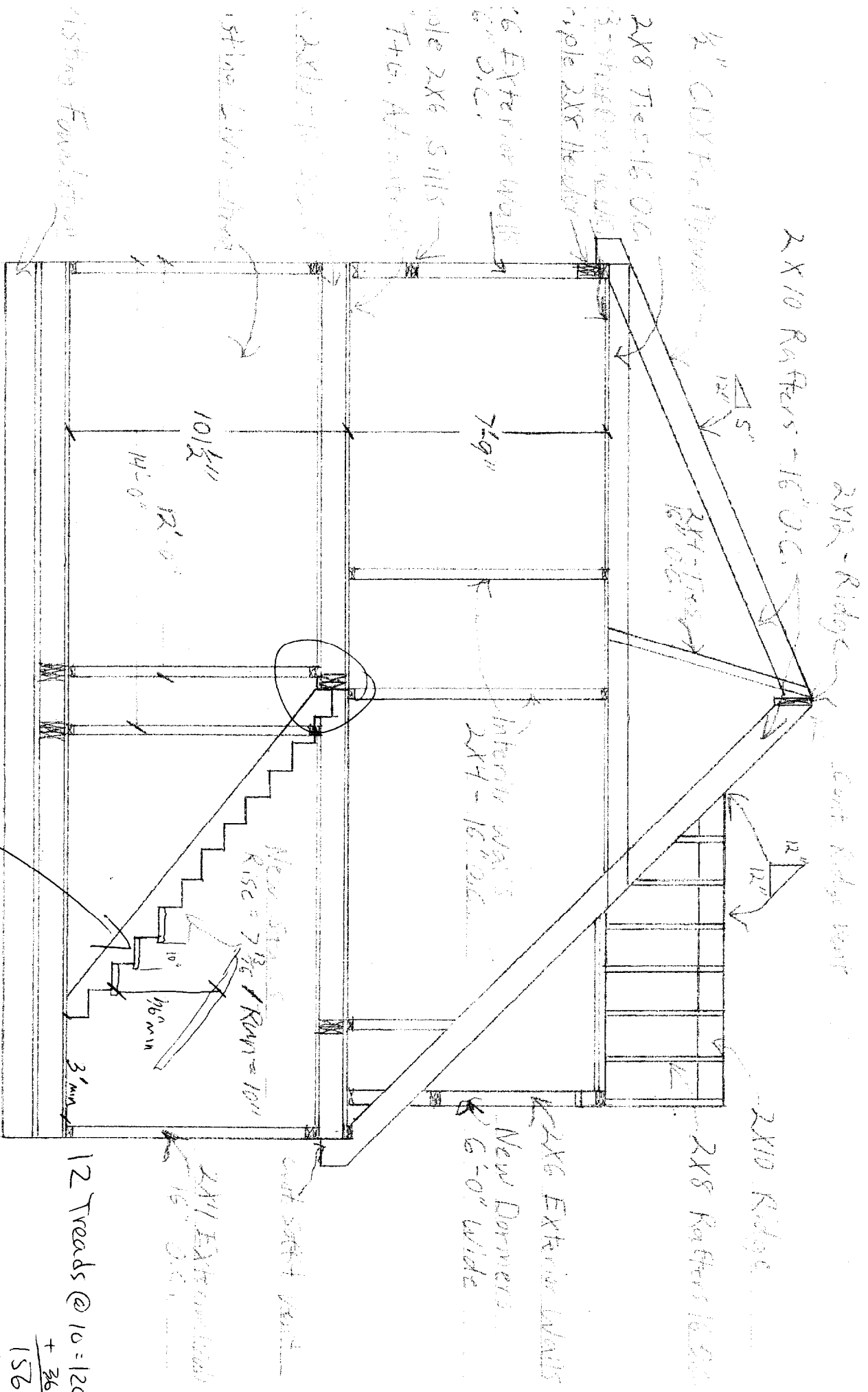
|   |  |  |
|---|--|--|
| Location/Address of Construction: <u>1672 Washington Ave, Portland</u>  |  |  |
| Total Square Footage of Proposed Structure<br><del>1040</del> <u>9945 SF</u>  | Square Footage of Lot<br><u>10,612.5</u> |  |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>348</u> Block# <u>E</u> Lot# <u>32</u>   | Owner: <u>William Carignan</u>           | Telephone: <u>797-8966</u>                                 |
| Lessee/Buyer's Name (if Applicable)   | Applicant name, address & telephone:     | Cost Of Work: \$ <u>50,000.00</u><br>Fee: \$ <u>471.00</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>SF</u>   |  |  |
| Project description: <u>Raise Raunch for second floor</u>   |  |  |
| Contractor's name, address & telephone: <u>Maine Way Contractors Inc.,<br/>36 Rowe Ave, Portland, Me. 04102 874-6982</u>  |  |  |
| Who should we contact when the permit is ready: <u>William Carignan</u>   |  |  |
| Mailing address: <u>1672 Washington Ave,<br/>Portland Me, 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>797-8966</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>William Carignan</u> | Date: <u>4-3-04</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 4<sup>th</sup> floor of City Hall



w/ handrail  
 26'-6" Partial Guard  
 36" min HT from leading edge of tread  
 L 4" space baluster

New Second Floor Addition  
 Carrigan Residence  
 Sclate: 4" = 12'-0"

12 Treads @ 10 = 120  
 + 36  
 156 =  
 13'

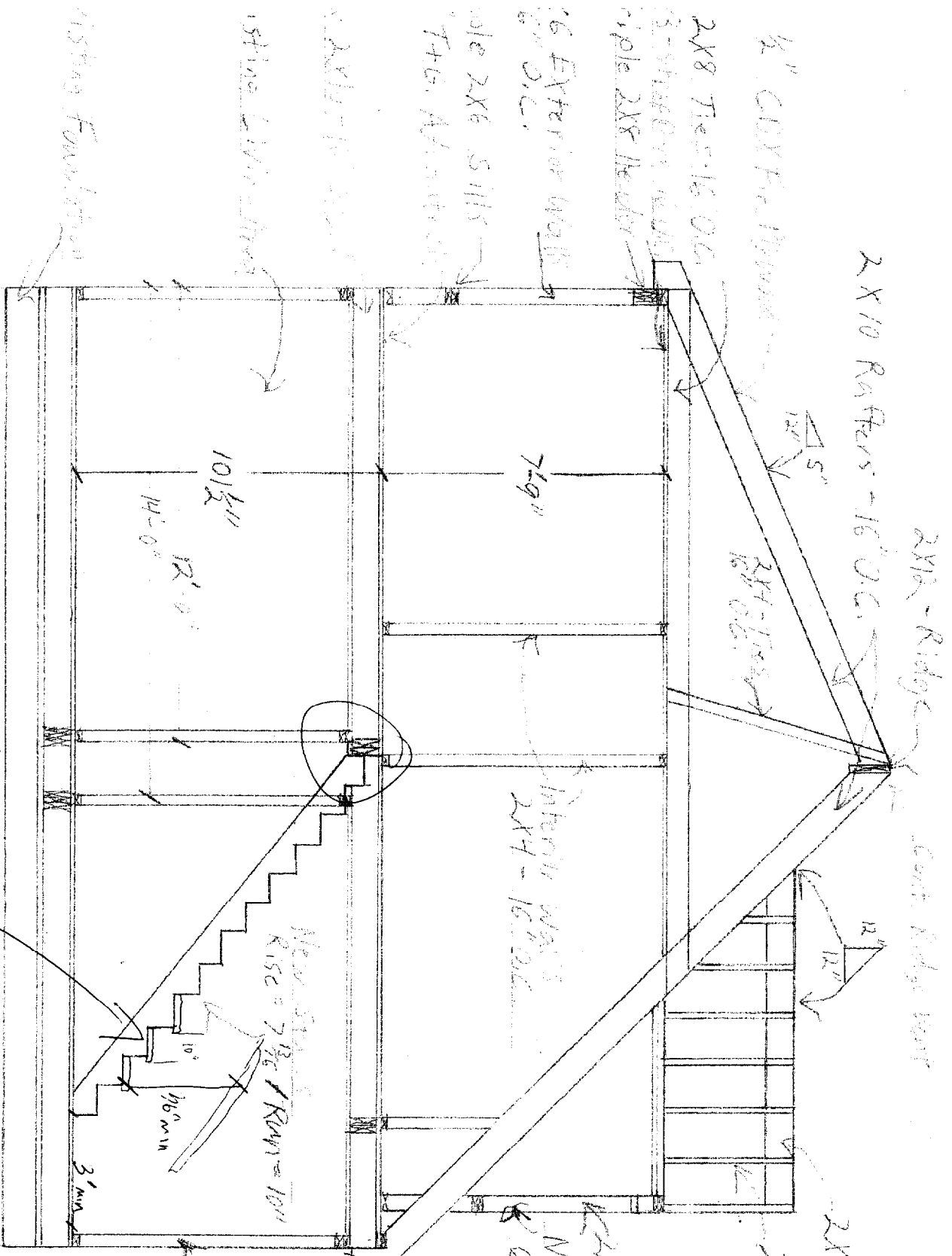
2X11 Exterior Sills  
 16'-0" O.C.

cut steel plate

2X6 Exterior Sills  
 New Downers  
 6'-0" wide

2X10 Ridge  
 2X8 Rafters 16'-0"

cont Ridge beam



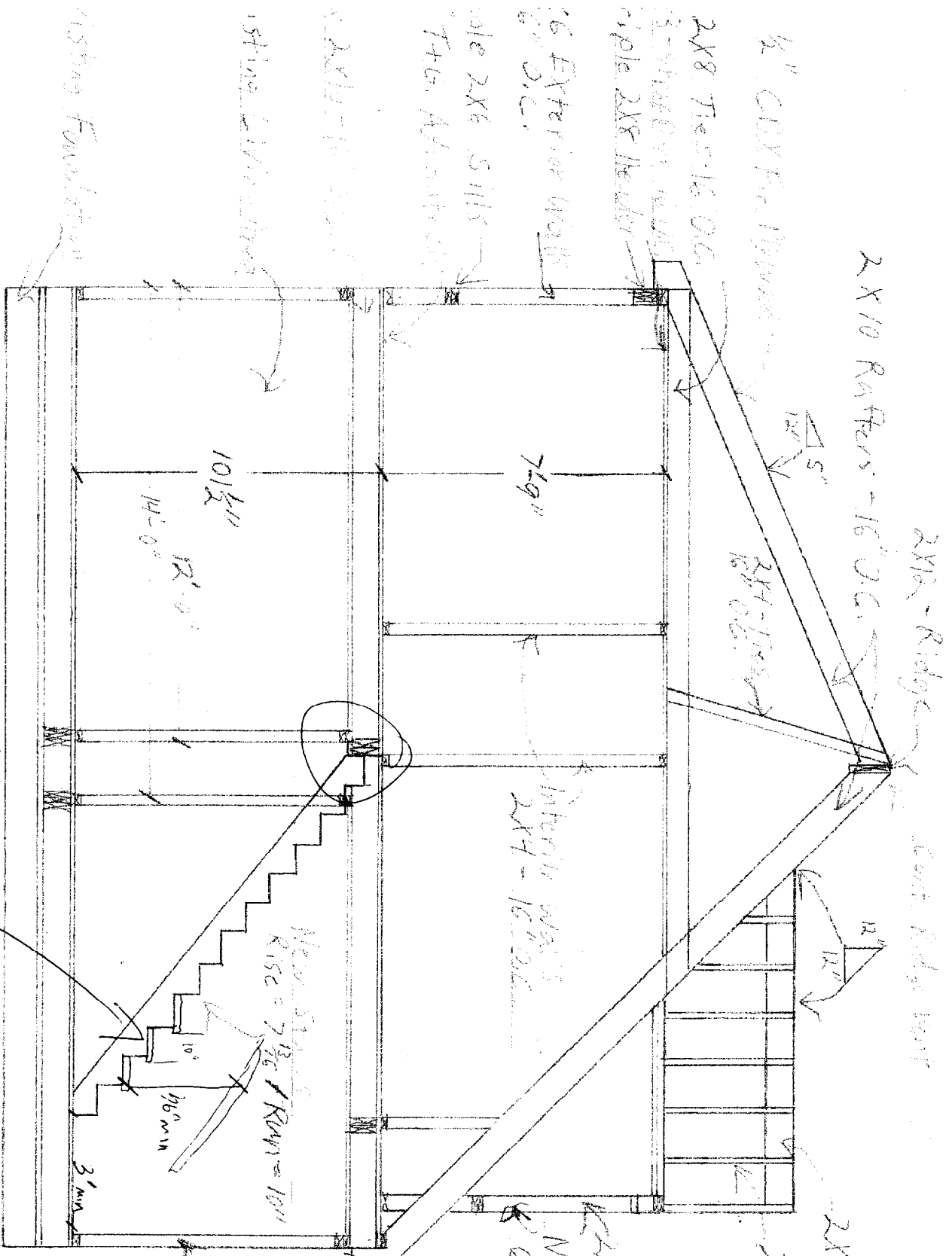
existing Foundation

10'-0" R.O.C.  
 14'-0"

2X8 Ties 16 O.C.  
 3-STRIP RIGID HEADS  
 Triple 2X8 Header  
 16 Exterior Walls  
 6" O.C.  
 2X6 Sills  
 T+G. Adhesive

2X11 Exterior Sills  
 16'-0" O.C.

2X6 Exterior Sills  
 New Downers  
 6'-0" wide



2X10 Ridge  
 2X8 Rafters 16'-0"  
 cont Ridge beam  
 12" R.O.C.  
 2X11 Exterior Sills  
 16'-0" O.C.  
 cut steel plate  
 2X6 Exterior Sills  
 New Downers  
 6'-0" wide

26'-6"

Egress

BR

5

5

5

5

RH

BR

Egress

40'-0" may have to be tempered if more tub

LH

LH

LH

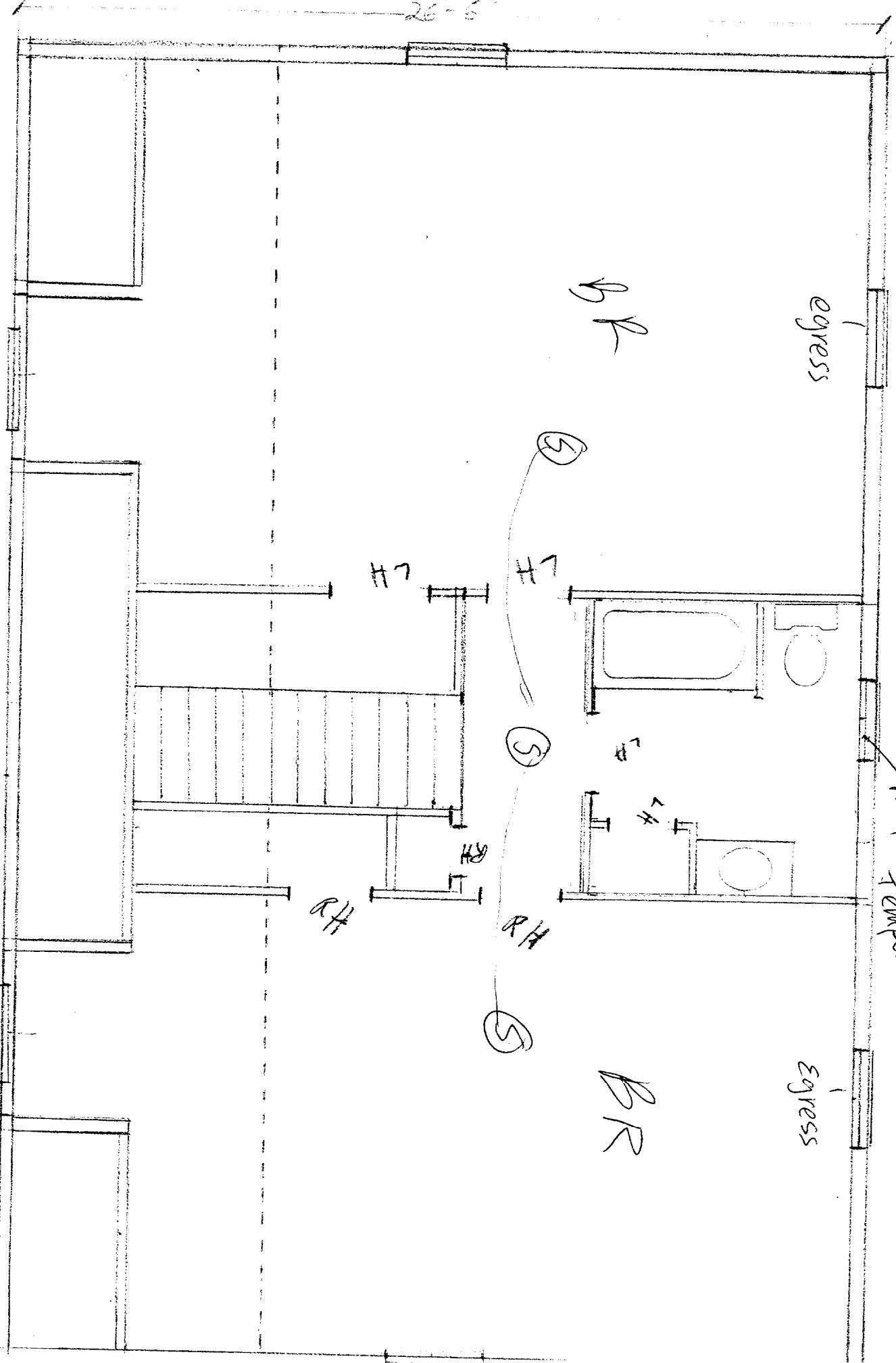
LH

RH

RH

2nd FL

See ground floor  
for details



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.

4/7 9am

Current Owner Information

free 2nd story  
corner lot  
R3

|               |  |
|---------------|--|
| Card Number   | 1 of 1   |
| Parcel ID     | 348 E032001  |
| Location      | 1672 WASHINGTON AVE  |
| Land Use      | SINGLE FAMILY  |
| Owner Address | CARIGNAN LAURA J & WILLIAM C JTS<br>1672 WASHINGTON AVE<br>PORTLAND ME 04103 |
| Book/Page     | 12279/118  |
| Legal         | 348-E-32<br>WASHINGTON AVE 1672<br>GREENWOOD LN 1-15<br>11054 SF             |

Valuation Information

|          |          |           |
|----------|----------|-----------|
| Land     | Building | Total     |
| \$34,860 | \$68,880 | \$103,740 |

Property Information

|            |            |              |             |             |          |  |
|------------|------------|--------------|-------------|-------------|----------|--|
| Year Built | Style      | Story Height | Sq. Ft.     | Total Acres |          |  |
| 1960       | Ranch      | 1            | 1040        | 0.254       |          |  |
| Bedrooms   | Full Baths | Half Baths   | Total Rooms | Attic       | Basement |  |
| 3          | 1          | 1            | 6           | None        | Full     |  |

Outbuildings

|            |          |            |      |       |           |
|------------|----------|------------|------|-------|-----------|
| Type       | Quantity | Year Built | Size | Grade | Condition |
| SHED-FRAME | 1        | 1995       | 8X12 | C     | A         |

Sales Information

|            |               |          |           |
|------------|---------------|----------|-----------|
| Date       | Type          | Price    | Book/Page |
| 12/26/1995 | LAND + BLDING | \$93,000 | 12279-118 |

Picture and Sketch

|                |               |
|----------------|---------------|
| <u>Picture</u> | <u>Sketch</u> |
|----------------|---------------|

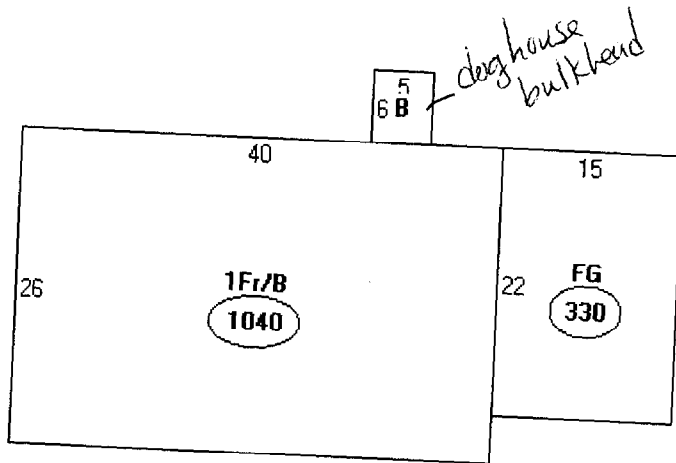
[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**New Search!**







Descriptor/Area

- A: 1Fr/B  
1040 sqft
- B: FUB  
30 sqft
- C: FG  
330 sqft

1040  
~~750~~  
 36 steps  


---

 1436 SF

OK  
 80% = 1,148 SF  
 Addition = 994 SF

~~80% of 1040 = 832 SF~~  
~~832 SF~~