

**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: 04-1159	Issue Date: AUG 12 2004	CBL: 374 A016001
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Location of Construction: 1559 Washington Ave	Owner Name: Soule John	Owner Address: 1559 Washington Ave CITY OF PORTLAND	Phone:
Business Name:	Contractor Name: no contractor / self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: single family	Proposed Use: single family - add full dormer	Permit Fee: \$66.00	Cost of Work: \$5,000.00	CEO District: 5
Proposed Project Description: add full dormer		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>		INSPECTION: Use Group: R-3 Type: SB BOCA 1999
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied	Signature: _____ Date: _____

Permit Taken By: tmm	Date Applied For: 08/12/2004	Zoning Approval
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<ol style="list-style-type: none"> <li>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>2. Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<p style="text-align: center; font-weight: bold;">Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input checked="" 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: 8/12/04	<p style="text-align: center; font-weight: bold;">Zoning Appeal</p> <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: _____	<p style="text-align: center; font-weight: bold;">Historic Preservation</p> <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: 8/12/04
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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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING INSPECTION

# PERMIT

Permit Number: 041159

This is to certify that Soule John/no contractor / se  
has permission to add full dormer  
AT 1559 Washington Ave City 374 A016001

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 work on permit must be completed before this building or part thereof is leased or closed-in. **48 HOUR NOTICE IS REQUIRED.**

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

PERMIT ISSUED

### OTHER REQUIRED APPROVALS

Fire Dept. AUG 12 2004  
Health Dept. \_\_\_\_\_  
Appeal Board CITY OF PORTLAND  
Other \_\_\_\_\_

Department Name

*[Handwritten Signature]*  
8/12/04

Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

1559 Washington Ave. Ext  
Full Shed Dormer Addition  
Summer 2004

Plan Shown:  
New Upstairs Floorplan

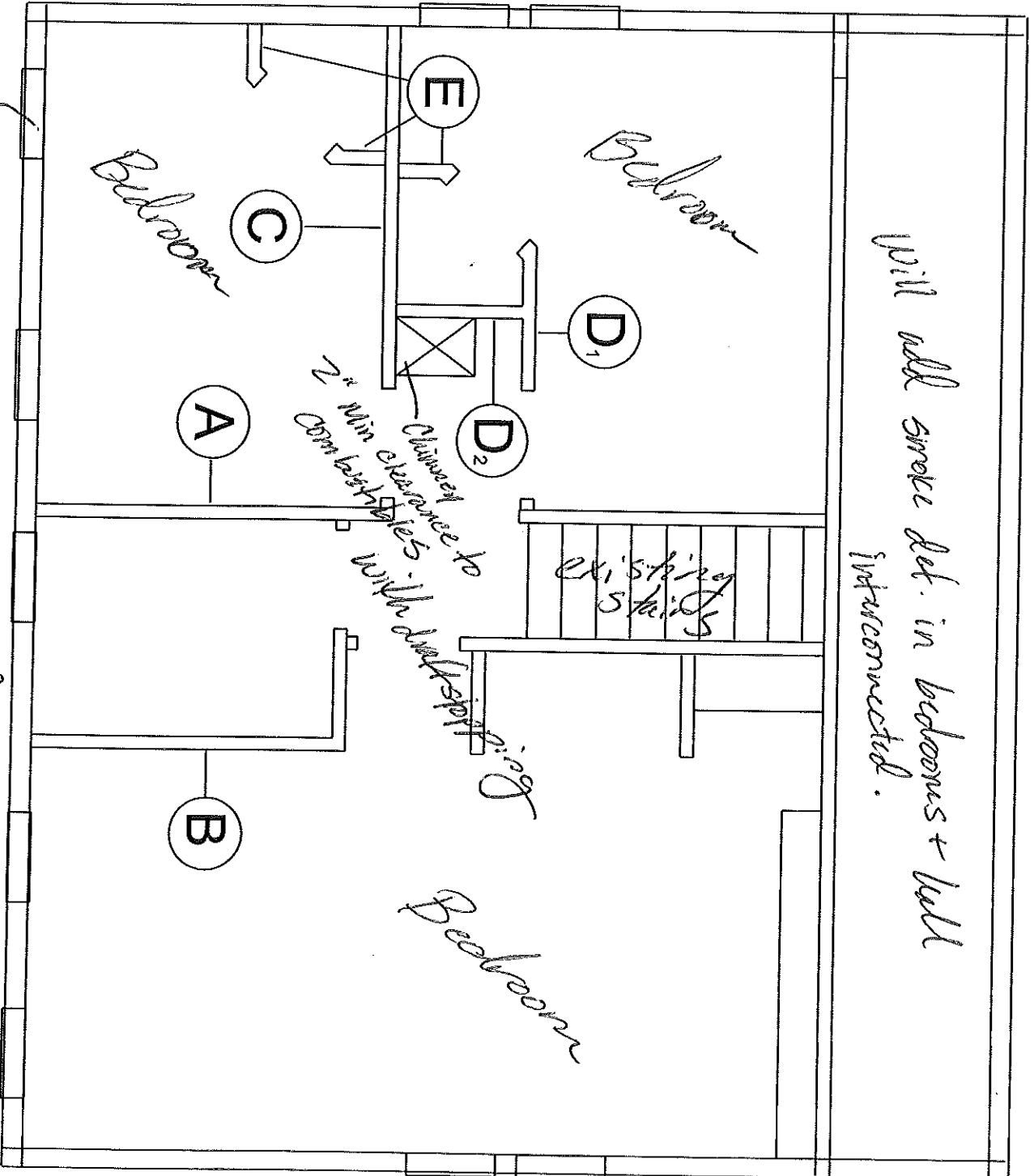
Materials:  
(Drawing for Wall Locations)

Details:  
(See Individually drawn interior wall  
framing plans - Letter Coded)

Comments:  
What formerly existed as two large  
bedrooms and a large closet, will be  
repartitioned to result in two small  
bedrooms, one large bedroom, and  
a future 3/4 bathroom.

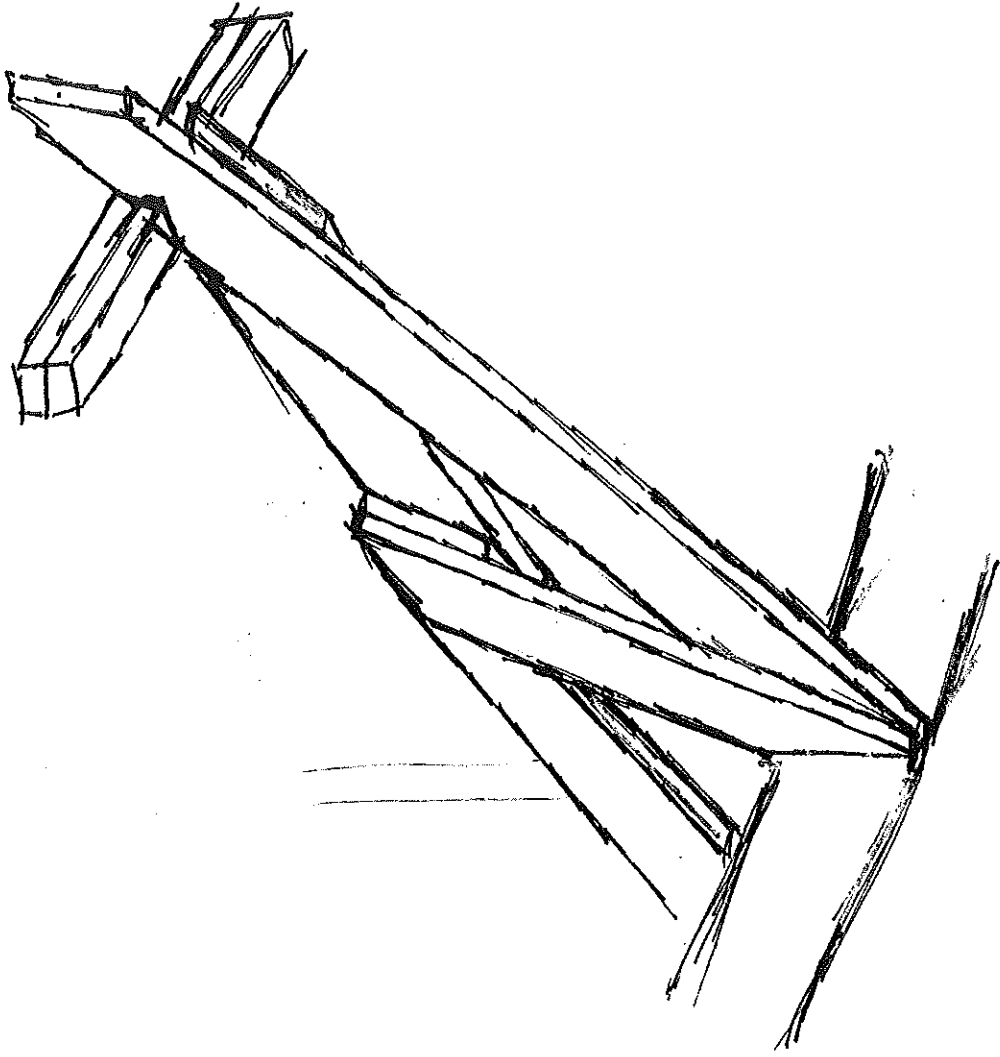
*Dishwashing  
Living Space.*

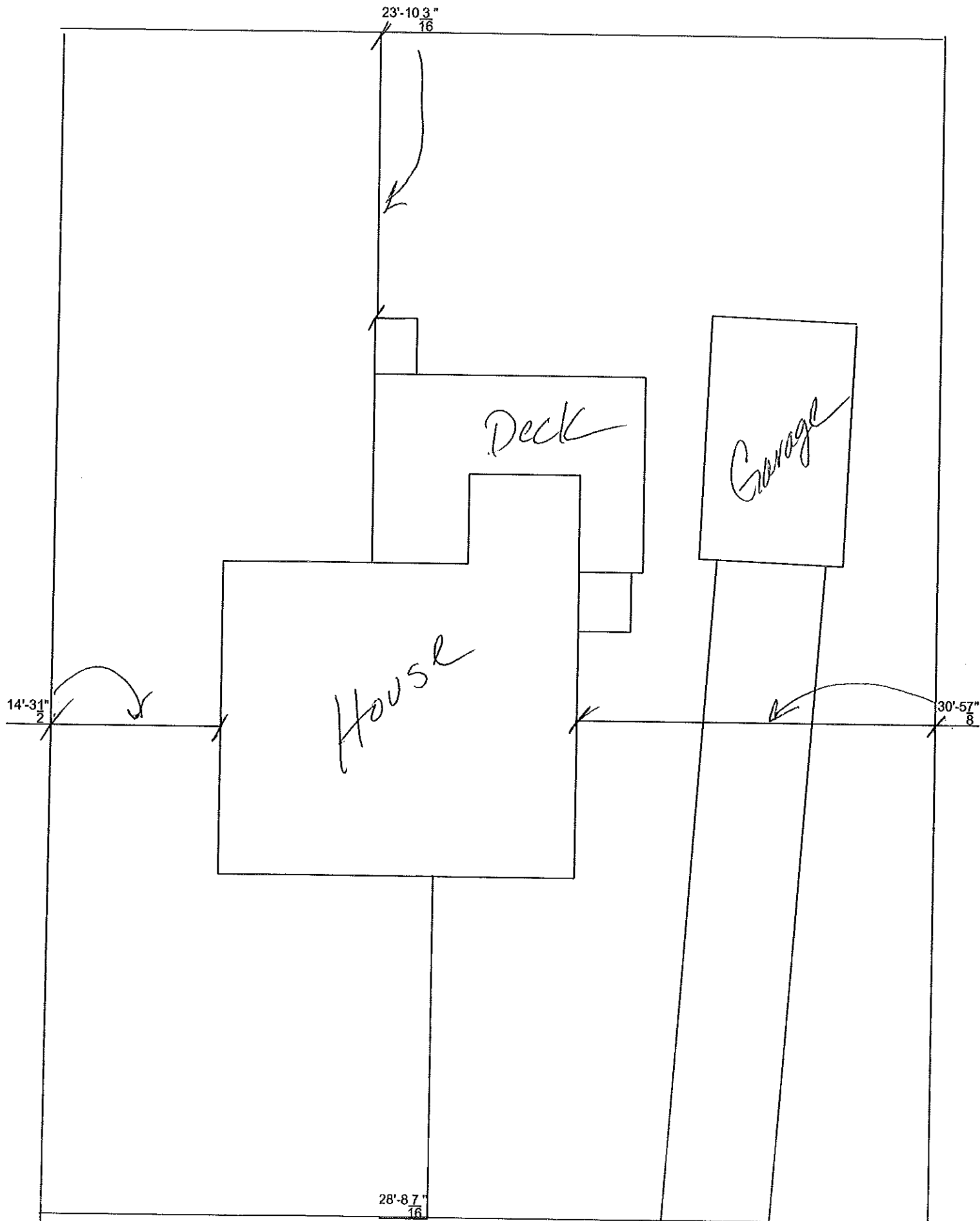
*Will add smoke det. in bedrooms + hall  
interconnected.*



*egress  
5.7 SF clear opening -  
If egressment  
need egress hardware.*

Plans prepared by:  
John Knight Soule





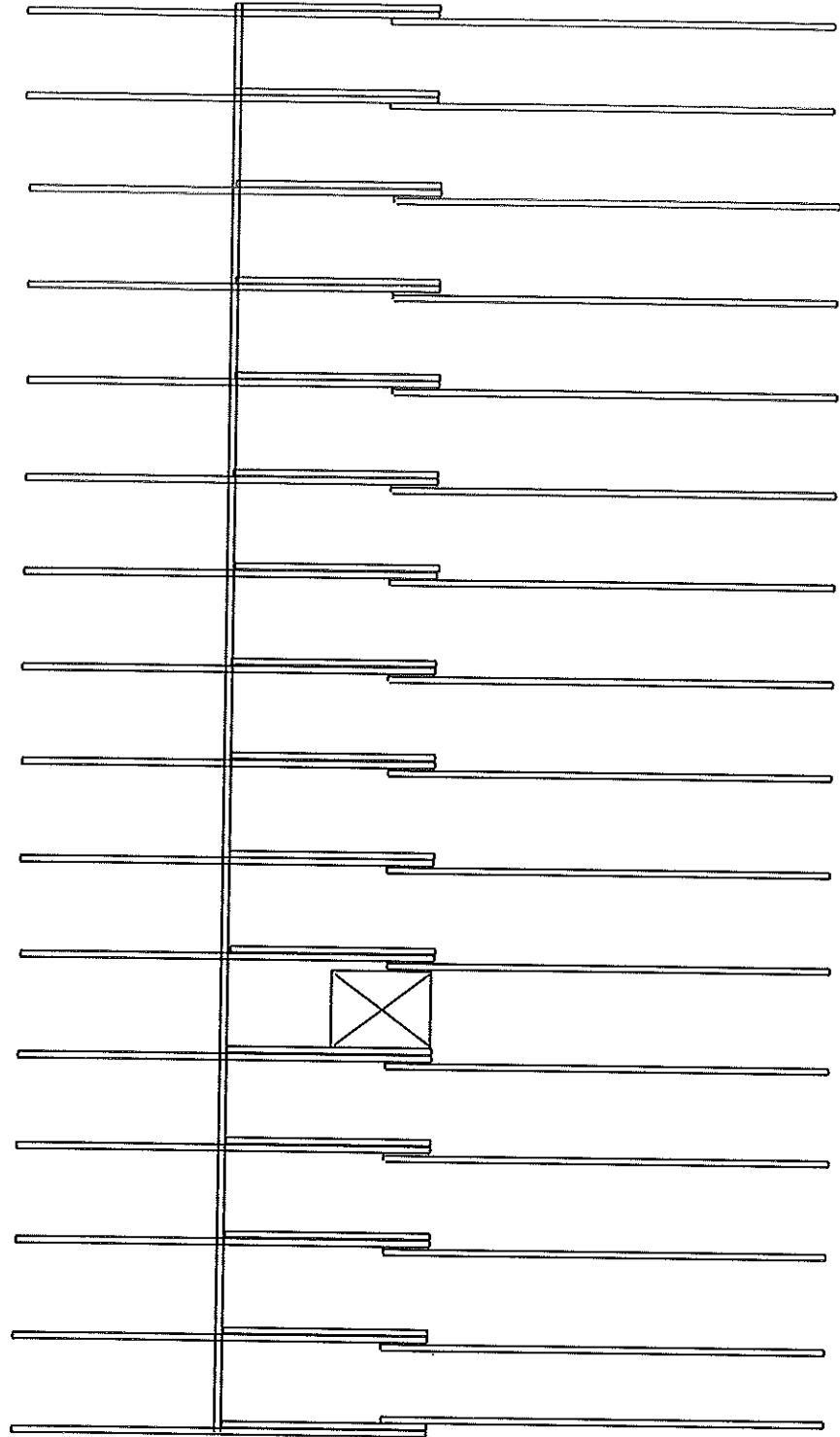
1559 Washington Ave. Ext.  
Full Shed Dormer Addition  
Summer 2004

Plan Shown:  
Ceiling Rafter Framing Plan

Materials:  
2"x6"x10' KD Spruce

Details:  
(See hand drawn attachment)  
-Chimney gets missed  
-Rafters tie to existing ceiling rafters  
-Rafters rest on new back wall

Comments:  
To preserve the integrity of the existing structure and to minimize disturbing the pieces that will remain, the existing roof rafters will be truncated and discarded below their intersection with the existing ceiling rafters. This will result in a structure where the existing roof rafter functions as a truss in the new structure.



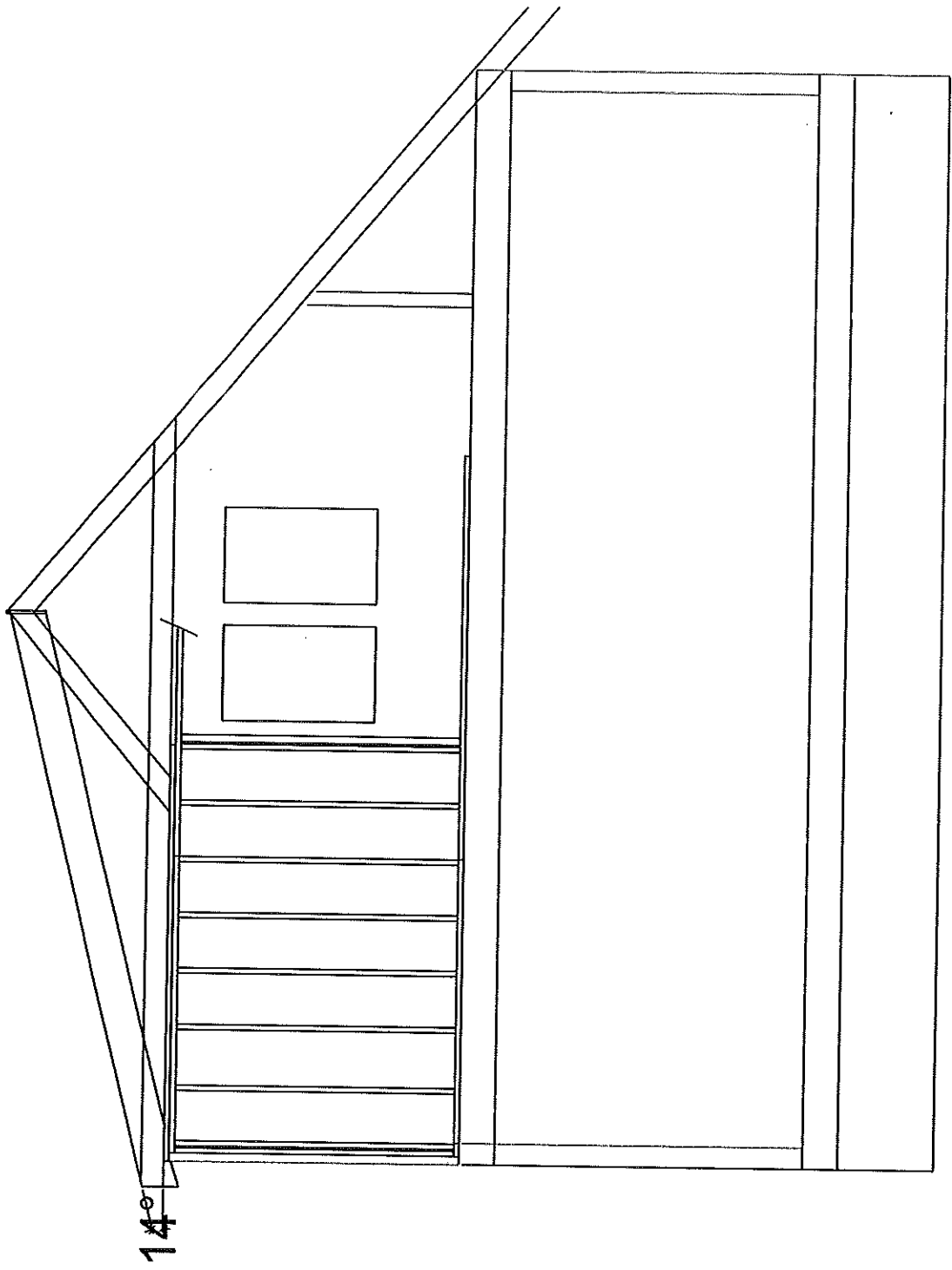
1559 Washington Ave. Ext.  
Full Shed Dormer Addition  
Summer 2004

Plan Shown:  
Second Floor Side Wall Elevation  
Roof / Ceiling Rafter Cross Section

Materials:  
2"x4"x8' Spruce Studs  
(Ceiling and Roof rafters on  
separate framing plans)

Details:

Comments:  
This elevation will apply to both  
sides of the house. The plan will be  
identical.



Plans prepared by:  
John Knight Soule

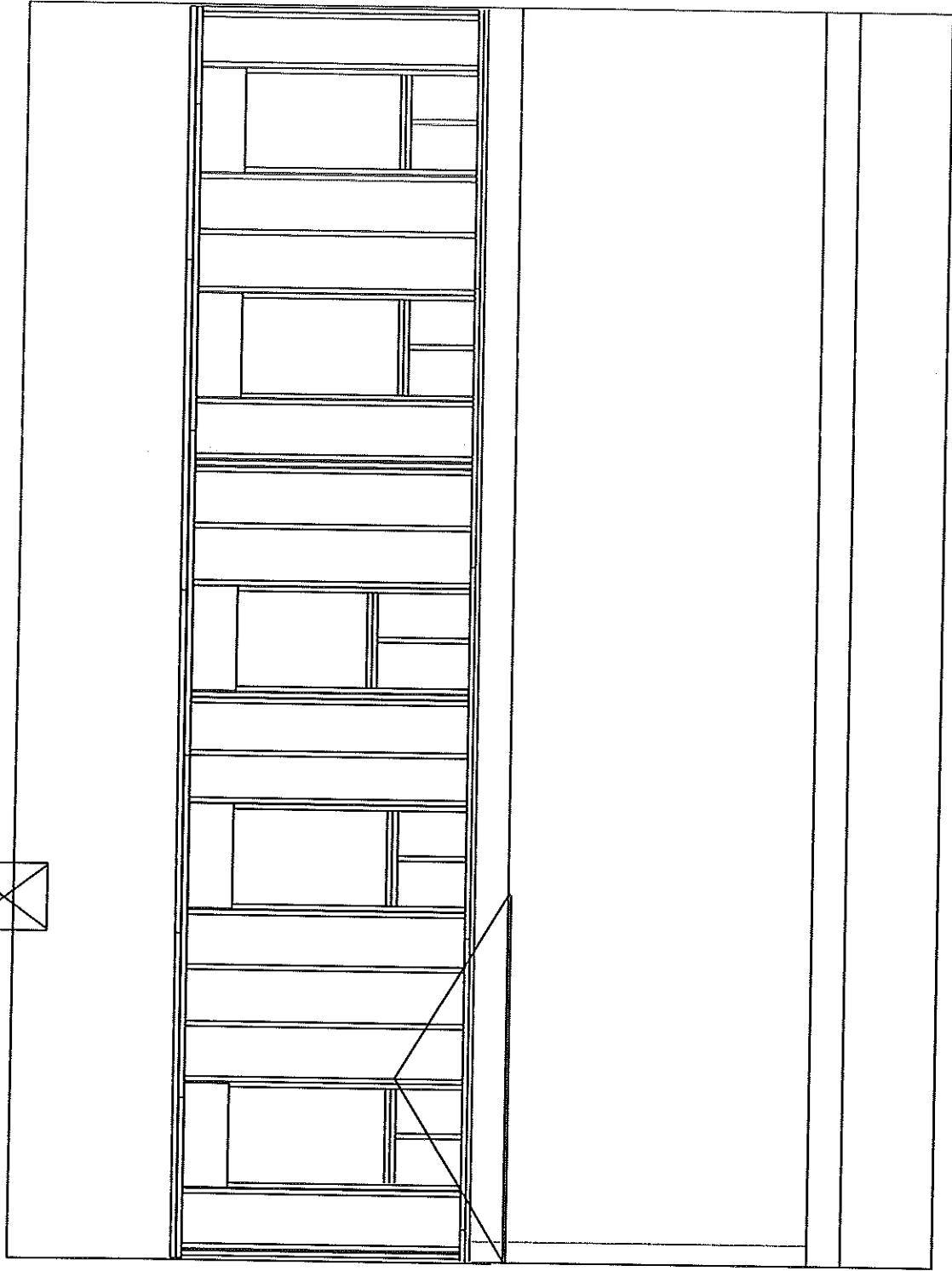
1559 Washington Ave. Ext.  
Full Shed Dormer Addition  
Summer 2004

Plan Shown:  
New Rear Wall Elevation

Materials:  
50 2"x4"x8' KD Studs  
6 2"x8"x6' KD Headers

Details:  
-Wall sits on existing bottom plate ✓  
-One 2"x4" bottom plate ✓  
-Doubled 2"x4" top plate ✓  
-Five doubled 2"x8" headers ✓  
-Studs 16" O.C.  
-Studs doubled Flanking windows  
-Studs tripled at interior wall intersect

Comments:





1559 Washington Ave. Ext.  
Full Shed Dormer Addition  
Summer 2004

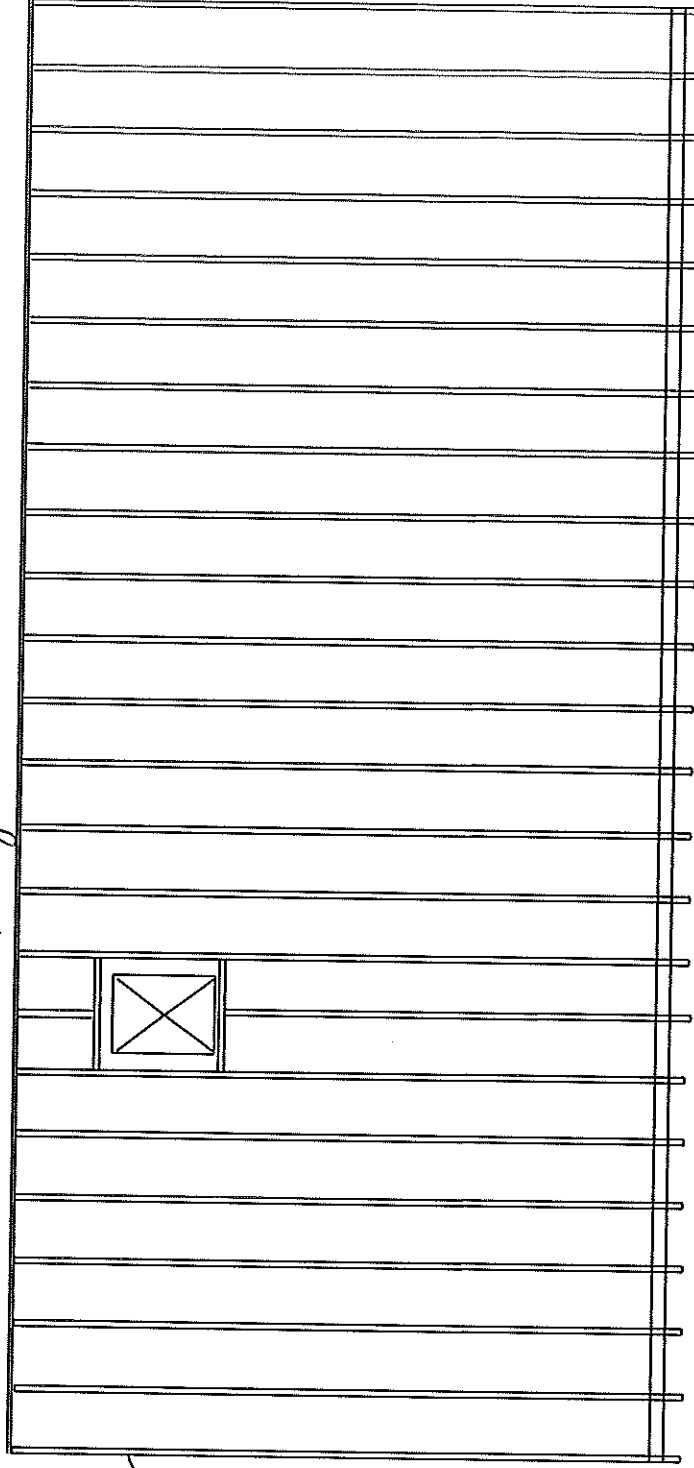
Plan Shown:  
Roof Rafter Framing Plan

Materials:  
2"x10"x14' Spruce - *Rafters*  
Ridge Beam (existing)

Details:  
-Rafters 16" O.C. ✓  
-Rafters tied into existing ridge and existing roof rafters ✓  
-Chimney boxed around ✓  
-Rafters rest on new back wall ✓  
-Roof Rafters tied to Ceiling Rafters ✓

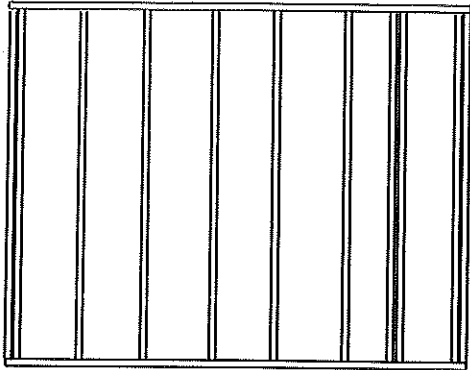
Comments:  
To preserve the integrity of the existing structure and to minimize disturbing the pieces that will remain, the existing roof rafters will be truncated and discarded below their intersection with the existing ceiling rafters. This will result in a structure where the existing roof rafter functions as a truss in the new structure.

*Ridge*

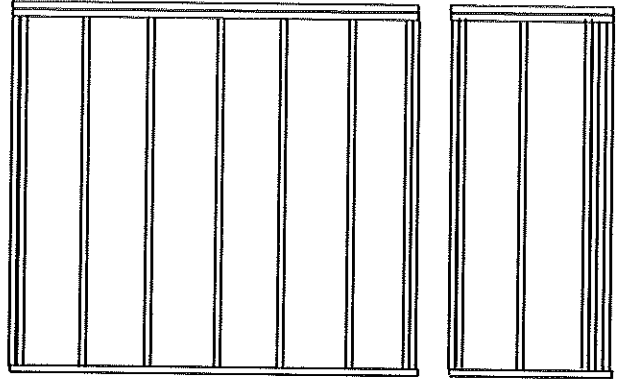


Interior Wall Framing Plan  
(Use Floor Plan reference)

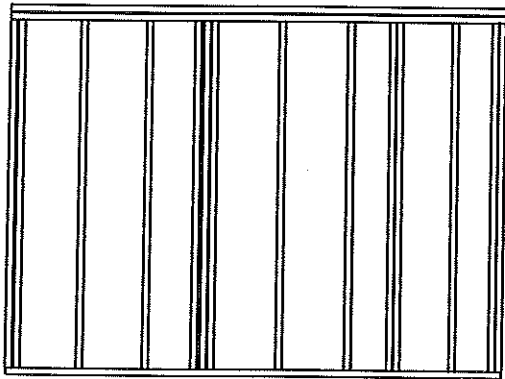
A



B

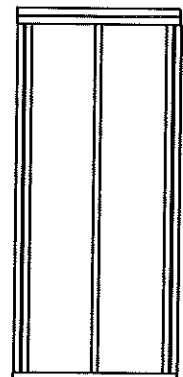
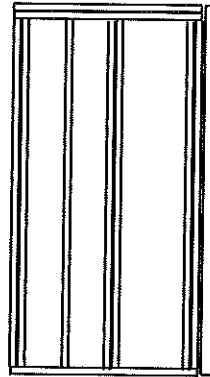


C



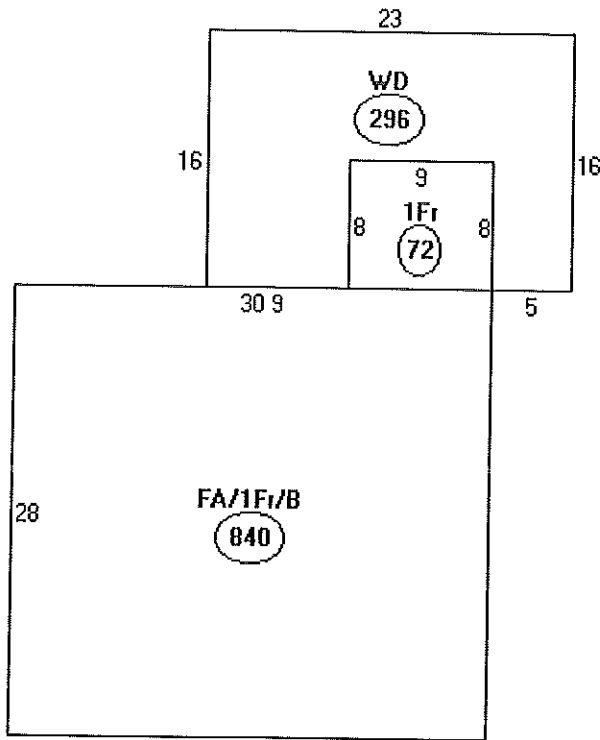
D<sub>1</sub>

D<sub>2</sub>



E x 3





Descriptor/Area

A: FA/1Fr/B  
840 sqft

B: 1Fr  
72 sqft

C: WD  
296 sqft

R-3  
7500 SF  
x 25%  
-----  
1875 SF  
- 1208  
-----  
667 SF left

R-3  
Front - 25'  
rear - 8' 1 story  
sides - 14' 2 stories



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>	374 A016001
<b>Location</b>	1559 WASHINGTON AVE
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	SOULE JOHN 1559 WASHINGTON AVE PORTLAND ME 04103
<b>Book/Page</b>	14176/27
<b>Legal</b>	374-A-16 WASHINGTON AVE 1555-1559 7500 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$32,450	\$62,160	\$94,610

**Property Information**

<b>Year Built</b> 1940	<b>Style</b> Cape	<b>Story Height</b> 1	<b>Sq. Ft.</b> 1248	<b>Total Acres</b> 0.172		
<b>Bedrooms</b> 2	<b>Full Baths</b> 1	<b>Half Baths</b>	<b>Total Rooms</b> 7	<b>Attic</b> Full Finsh	<b>Basement</b> Full	

**Outbuildings**

<b>Type</b> GARAGE-WD/CB	<b>Quantity</b> 1	<b>Year Built</b> 1950	<b>Size</b> 12X20	<b>Grade</b> C	<b>Condition</b> F
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
09/28/1998	LAND + BLDING	\$105,000	14176-027
09/01/1989	LAND + BLDING	\$86,000	
09/01/1989	LAND + BLDING	\$105,000	

**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](#).

**New Search!**

# 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.

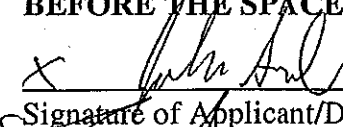
A Pre-construction Meeting will take place upon receipt of your building permit.

- 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.

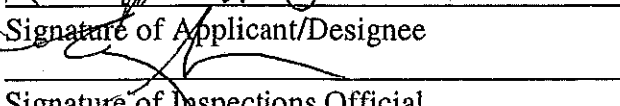
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

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

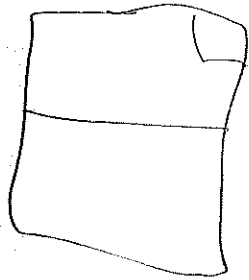
X   
Signature of Applicant/Designee

8/12/04  
Date

  
Signature of Inspections Official

8/12/04  
Date

CBL: 874-A-16 Building Permit #: 04-1159



OFFICE OF LOW INCOME HOUSING