

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

BUILDING DEPARTMENT

**PERMIT**

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED  
Permit Number: 090908  
SEP 22 2009  
CITY OF PORTLAND

This is to certify that THE ASHBY TEAM LLC / property owner

has permission to interior renovations & updates

AT 6 HORTON PL

055-E006001

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 lath or other work is used-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. CAPT. *X. Gauthier*

Health Dept.

Appeal Board

Other Department Name

*Janet Burke 9/22/09*  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**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.**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

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.**

Leathu Ashby  
Signature of Applicant/Designee

9/22/09  
Date

James Banks  
Signature of Inspections Official

9/22/09  
Date

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

Permit No: 09-0908	Issue Date:	CBL: 055 E006001
-----------------------	-------------	---------------------

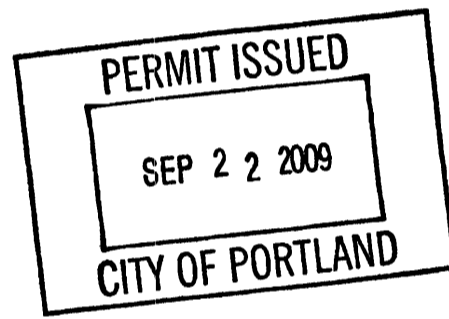
Location of Construction: 6 HORTON PL	Owner Name: THE ASHBY TEAM LLC	Owner Address: 776 OCEAN AVE	Phone:
Business Name:	Contractor Name: property owner	Contractor Address: Sheldon Ashby	Phone: 797-0000
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-4

Past Use: 3 unit residential	Proposed Use: 3 unit residential - interior renovations & updates	Permit Fee: \$40.00	Cost of Work: \$2,000.00	CEO District: 2	2280#
legal use: 3 residential D.U. Proposed Project Description: interior renovations & updates		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: D2 Type: SB TBC-2003 Signature: JMB 9/22/09		
		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: Ldobson	Date Applied For: 08/21/2009	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- 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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 9/25/09	Date:	Date:



Any exterior work requires separate review & approval

**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> 09-0908	<b>Date Applied For:</b> 08/21/2009	<b>CBL:</b> 055 E006001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 6 HORTON PL	<b>Owner Name:</b> THE ASHBY TEAM LLC	<b>Owner Address:</b> 776 OCEAN AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> property owner	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> 3 unit residential - interior renovations & updates	<b>Proposed Project Description:</b> interior renovations & updates
---	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/25/2009

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

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 4) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) 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:** Jeanine Bourke      **Approval Date:** 09/22/2009

**Note:** Tammy started the review and routed to Jeanie on 9/21 **Ok to Issue:**

- 1) All floors and walls that separate dwelling units or dwelling units and common areas are required to meet a 1 hour fire rated assembly and sound transmission rating of 45 STC.
- 2) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of IBC
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 08/26/2009

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

- 1) No means of egress shall be affected by this renovation
- 2) All means of egress to remain accessible at all times
- 3) Two means of egress are required from every story. "State Law Title 25 ~ 2453"
- 4) The entire structure shall comply with NFPA 101 "Existing Apartments"  
Compliance shall be insured prior to the issuance of a Certificate of Occupancy.
- 5) All construction shall comply with NFPA 101

<b>Location of Construction:</b> 6 HORTON PL	<b>Owner Name:</b> THE ASHBY TEAM LLC	<b>Owner Address:</b> 776 OCEAN AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> property owner	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

**Comments:**

9/22/2009-jmb: Spoke at length with Heather and Sheldon A. About the scope of work and if they had floor plans of the apartments. They do not. The work in the existing unfinished rooms was started by the previous owner without permits. The location of the bathrooms is at the end of the "L" . The 2nd floor bathroom F/C assembly needs to be 1 hour rated with protected openings, all discussed with Sheldon.



# 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>6 Horton Place</u>		
Total Square Footage of Proposed Structure/Area <u>220</u>	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>55</u> Block# <u>E</u> Lot# <u>6</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>The Ashby Team</u> Address <u>776 Ocean Ave</u> City, State & Zip <u>Portland, ME 04107</u>	Telephone: <u>207-337-0256</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>owner.</u> Address City, State & Zip	Cost Of Work: \$ <u>2,000</u> C of O Fee: \$ <u>0</u> Total Fee: \$ _____
Current legal use (i.e. single family) <u>3 Unit Residential</u> . Number of Residential Units <u>3</u> If vacant, what was the previous use? <u>NA.</u> Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>General rehab of Apartment #2, new kitchen cabinets, carpet, &amp; paint. Heating &amp; electrical updates. Completion of the 2 started baths &amp; laundry room on 2nd &amp; 3rd floor. Removal of the existing furnace &amp; replace with 3 new wall hung furnaces.</u> Contractor's name: <u>NA. Owner.</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Heather Ashby</u> Telephone: <u>207-337-0256</u> Mailing address: <u>776 Ocean Ave, Portland, ME 04103.</u>		

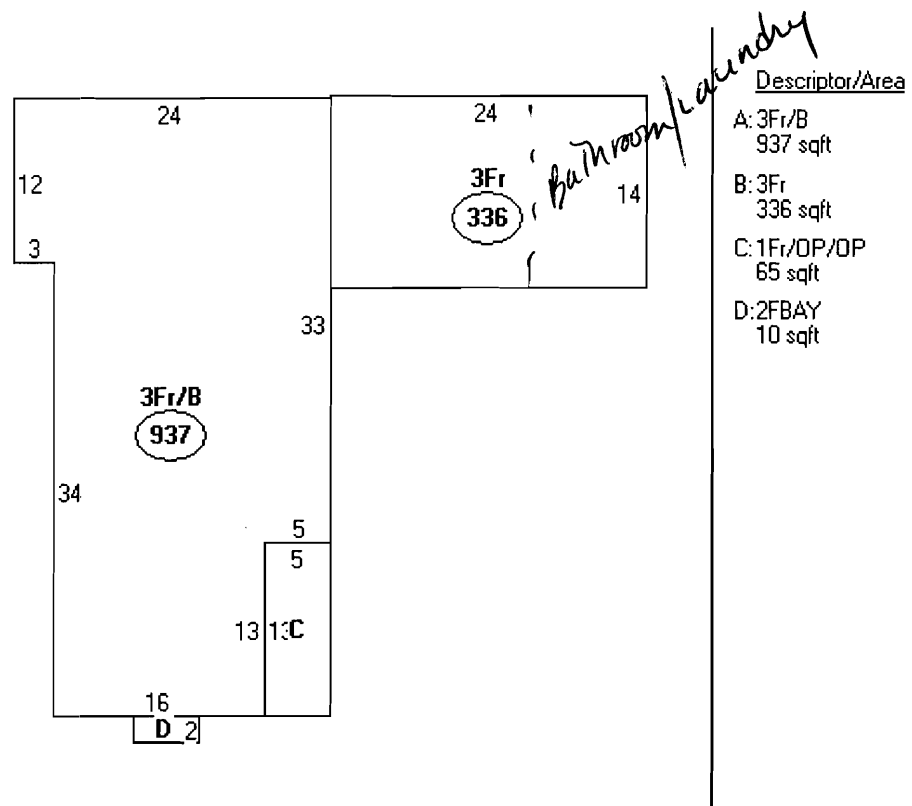
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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 or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division 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 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: Heather Ashby Date: 8/21/09

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



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>	055 E006001
<b>Location</b>	6 HORTON PL
<b>Land Use</b>	THREE FAMILY
<b>Owner Address</b>	THE ASHBY TEAM LLC 776 OCEAN AVE PORTLAND ME 04103
<b>Book/Page</b>	26905/314
<b>Legal</b>	55-E-6 HORTON PLACE CALLED 6 2280 SF

**Current Assessed Valuation**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$115,300	\$177,300	\$292,600

**Property Information**

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
1900	Old Style	3	3904	0.052	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>
9	3		15	None	Full

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
-------------	-----------------	-------------------	-------------	--------------	------------------

**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
05/19/2009	LAND + BLDING	\$145,500	26905-314
09/13/2004	LAND + BLDING	\$309,300	21777-263
06/01/2003	LAND + BLDING	\$225,000	19525-72
10/18/2001	LAND + BLDING	\$196,900	16857-001
12/20/2000	LAND + BLDING	\$130,000	15913-262

**Picture and Sketch**

<a href="#">Picture</a>	<a href="#">Sketch</a>	<a href="#">Tax Map</a>
-------------------------	------------------------	-------------------------

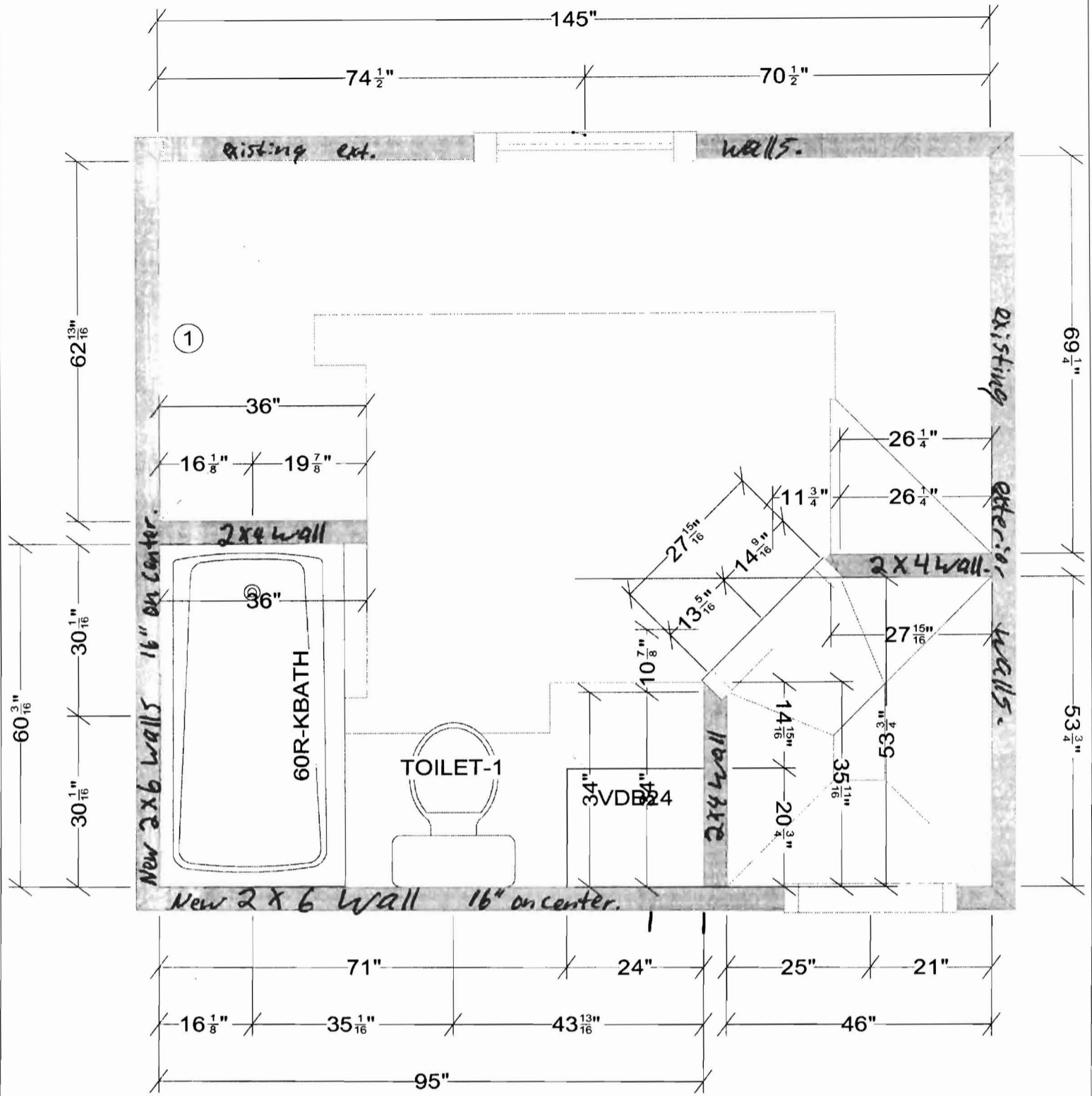
[Click here to view Tax Roll Information.](#)

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





6 Horton Place  
 3rd Floor  
 Laundry + Bath.  
 1-Washer and dryer hookup



All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.



This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 8/20/2009  
 Printed: 8/20/2009

Design1

All

Drawing #: 1

6 Horton Place  
 2nd Floor.  
 Laundry + Bath.  
 1-Washer and dryer hookup



All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.



This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 8/19/2009  
 Printed: 8/20/2009

AshbySheldonTHIRDFLOOR.kit

All

Drawing #: 1

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP

YEAR 19	YEAR 19												
<b>CONSTRUCTION</b>													
<b>FOUNDATION</b>			<b>FLOOR CONST.</b>				<b>PLUMBING</b>						
CONCRETE	WOOD JOIST		BATHROOM	3									
CONCRETE BLOCK	STEEL JOIST		TOILET ROOM										
BRICK OR STONE	MILL TYPE		WATER CLOSET										
PIERS	REIN. CONCRETE		LAVATORY										
CELLAR AREA FULL	<b>FLOOR FINISH</b>				KITCHEN SINK			3					
1/4 1/2 3/4					B	1	2	3	STD. WAT. HEAT 2-3				
NO. CELLAR	CEMENT								AUT. WAT. HEAT 1				
<b>EXTERIOR WALLS</b>			<b>ATTIC FLR. &amp; STAIRS</b>				<b>ELECT. WAT. SYST.</b>						
CLAPBOARDS	EARTH					ELECT. WAT. SYST.							
WIDE SIDING	PINE					LAUNDRY TUBS							
DROP SIDING	HARDWOOD					NO PLUMBING							
NO SHEATHING	TERRAZZO					<b>TILING</b>							
WOOD SHINGLES	TILE					BATH FL. & WCOT.							
ASBES. SHINGLES						TOILET FL. & WCOT.							
STUCCO ON FRAME	<b>INTERIOR FINISH</b>				<b>LIGHTING</b>								
STUCCO ON TILE					B	1	2	3	ELECTRIC			✓	
BRICK VENEER									NO LIGHTING				
BRICK ON TILE	PINE								<b>NO. OF ROOMS</b>				
SOLID BRICK	HARDWOOD								BSMT. 2ND 5				
STONE VENEER	PLASTER								1ST 3RD				
CONC. OR CIND. BL.	UNFINISHED								<b>OCCUPANCY</b>				
	METAL CLG.								SINGLE FAMILY				
TERRA COTTA									TWO FAMILY				
VITROLITE	RECREAT. ROOM								APARTMENT 3				
PLATE GLASS	FINISHED ATTIC								STORE				
INSULATION	FIREPLACE								THEATRE				
WEATHERSTRIP									HOTEL				
<b>ROOFING</b>			<b>HEATING</b>				<b>OFFICES</b>						
ASPH. SHINGLES	PIPELESS FURNACE					WAREHOUSE							
WOOD SHINGLES	HOT AIR FURNACE					COMM. GARAGE							
ASBES. SHINGLES	FORCED AIR FURN.					GAS STATION							
SLATE TILE	STEAM					<b>ECONOMIC CLASS</b>							
METAL	HOT WAT. OR VAPOR					OVER BUILT							
COMPOSITION	NO HEATING 2-3					UNDER BUILT							
ROLL ROOFING	GAS BURNER					DT. 52450 AR. 5							
INSULATION	OIL BURNER 1-35					LD. 5 PD.M.M.							
	STOKER					MS. 5 CK. 1							

**RENT** - 780  
 12/1/54-2170-OB equip. 1/2 year heat ✓  
 6/22/60 APPT. H. W. H.

<b>APT. COMPUTATIONS</b>			
UNIT	1951	1955	
1120 S. F.	9590	9590	
S. F.			
ADDITIONS	+420	+420	
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC			
FINISH			
1-23 BAY	+100	+100	
FIREPLACE			
HEATING	-690	+180	
PLUMBING			+50
TILING			
TOTAL	9420	9610	
FACT.			
REP. VAL.	9420	9610	

<b>SUMMARY OF BUILDINGS</b>											
OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
APT	33 FR.	C	?		F.	9420	50	4710	20	3770	2750
						9610	50	4810	20	3850	2300
						9660	50	4830	20	3860	2325
YEAR	1951	1955									
TAX VAL.	2750	2300									
OLD VAL.		2250									
CHANGE		+50									
1951 TOTAL BLDGS.										3770	2750

## REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
		Horton Place	6	OF			1		55	E	6	

TAXPAYER ADDRESS AND DESCRIPTION

JOY MINNIE E  
4 ADAMS PLACE  
CITY

LAND & BLDG. HORTON PLACE CALLED  
#6 ASSESSORS PLAN 55-E-6  
AREA 2280 SQ. FT.

RECORD OF TAXPAYER			YEAR	BOOK	PAGE

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL	<input checked="" type="checkbox"/> WATER
HIGH	<input type="checkbox"/> SEWER
LOW	<input type="checkbox"/> GAS
ROLLING	<input type="checkbox"/> ELECTRICITY
SWAMPY	<input type="checkbox"/> ALL UTILITIES
STREET	
TREND OF DISTRICT	
PAVED	<input type="checkbox"/> IMPROVING
SEMI-IMPROVED	<input checked="" type="checkbox"/> STATIC
DIRT	<input type="checkbox"/> DECLINING
SIDEWALK	
TILLABLE	PASTURE
WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19 55
47	15 <sup>00</sup>	70	10 <sup>50</sup>	490	490	490
TOTAL VALUE LAND					490	490
TOTAL VALUE BUILDINGS					3770	3850
TOTAL VALUE LAND AND BUILDINGS					4260	4340
SQ. FT. TO-FROM CH.			BLK.	LOT		
SQ. FT. TO-FROM CH.			BLK.	LOT		

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.			BLK.	LOT		
SQ. FT. TO-FROM CH.			BLK.	LOT		

ASSESSMENT RECORD	INCREASE	DECREASE
1950 LAND	175	
1950 BLDGS.	1725	
1950 TOTAL	1900	
1951 LAND	300	
1951 BLDGS.	2250	
1951 TOTAL	2550	
1955 LAND	300	
1955 BLDGS.	2300	50
1955 TOTAL	2600	50
1961 LAND	300	
1961 BLDGS.	2325	25
1961 TOTAL	2625	

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19 61	19
TOTAL VALUE LAND					490	
TOTAL VALUE BUILDINGS					3860	
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.			BLK.	LOT		
SQ. FT. TO-FROM CH.			BLK.	LOT		

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.			BLK.	LOT		
SQ. FT. TO-FROM CH.			BLK.	LOT		

1961 LAND		
1961 BLDGS.		
1961 TOTAL		
1962 LAND		
1962 BLDGS.		
1962 TOTAL		
1963 LAND		
1963 BLDGS.		
1963 TOTAL		
1964 LAND		
1964 BLDGS.		
1964 TOTAL		
1965 LAND		
1965 BLDGS.		
1965 TOTAL		

YEAR	ORIG. COST	RENTAL	78
YEAR	SALE PRICE	WIR. EXPENSE	30 E.
YEAR	U. S. R. S.	NET	750

$45 \times 10090 = 45$   
 $60 \times 3070 = 2$   
 $47416$