

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

PERMIT ISSUED

Permit Number: 060650
MAY 10 2008

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

DB

Please Read Application And Notes, If Any, Attached

This is to certify that ASHTON RICHARD & PAUCIA ASHTON JTS/Horizon Builder
has permission to repair and replace deteriorated Decks Remove porches with same foot print
AT 38 TORRINGTON AVE L 084 S006001

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.

ification of inspection must be on and when permission proceed before this building or part thereof is closed or occupied. **FOUR NOT 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 _____

[Signature] 5/11/06

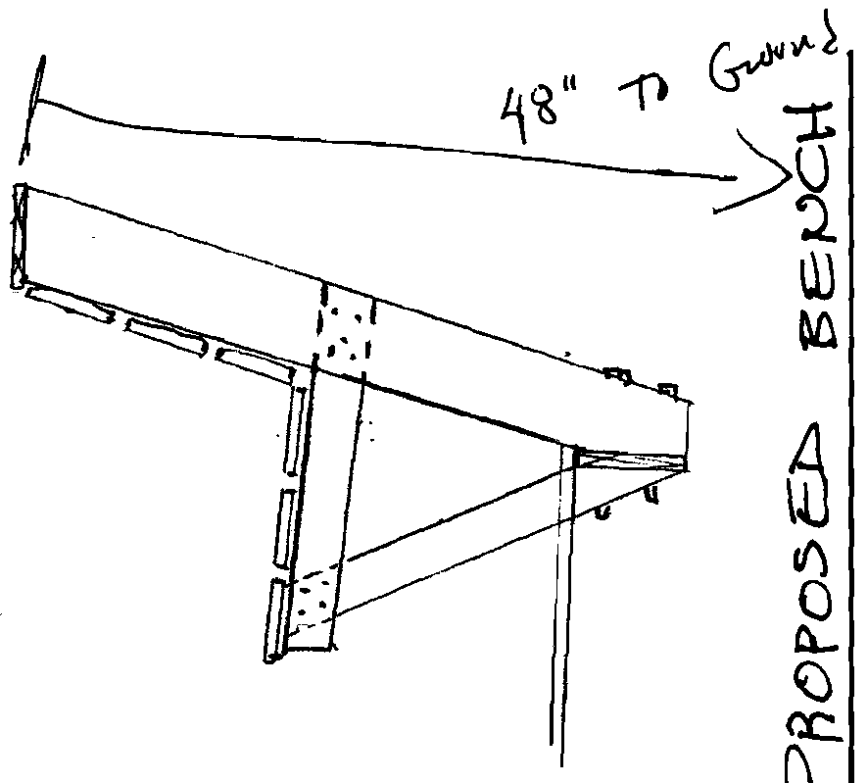
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED

Scanned

CLOSED 4-2010



PROPOSED BENCH

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 084 S006001
Location 38 TORRINGTON AVE
Land Use SEASONAL

Owner Address ASHTON RICHARD & PATRICIA ASHTON JTS
 50 SILVERHILL RD
 MILFORD MA 01757

Book/Page 23587/192
Legal 84-S-6
 TORRINGTON AVE
 GREENWOOD ST
 PEAKS ISLAND 4568 SF

*IR2
 shorland.*

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$135,900	\$34,010	\$169,910

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$200,700	\$50,700	\$251,400

* 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 1900	Style Cottage	Story Height 1	Sq. Ft. 816	Total Acres 0.105		
Bedrooms 1	Full Baths 1	Half Baths	Total Rooms 4	Attic Unfin	Basement Part	

Outbuildings

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

Sales Information

Date 01/12/2006	Type LAND + BLDING	Price \$340,000	Book/Page 23587-192
---------------------------	------------------------------	---------------------------	-------------------------------

Picture and Sketch

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

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



CITY OF PORTLAND, MAINE
Department of Building Inspections

5. 2006

Received from Horizon Builders, Inc.

Location of Work 38 Torrington -

Cost of Construction \$ _____

Permit Fee \$ 381⁰⁰/10

Building (11) Plumbing (15) Electrical (12) Site Plan (U2)

Other _____

BL 8156

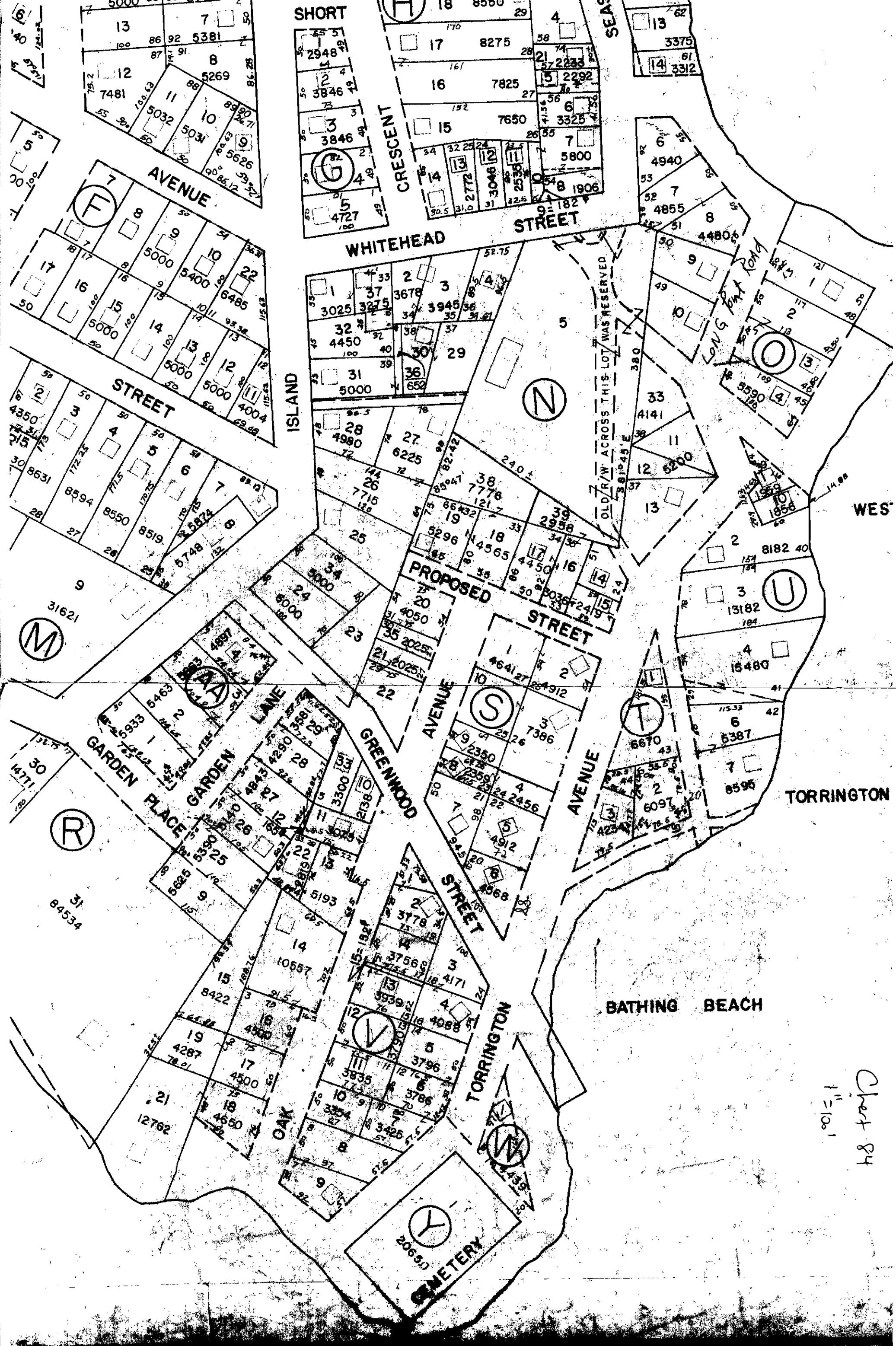
Check #: 2148

Total Collected \$ 381⁰⁰/10

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



SHORT

SEA

AVENUE

WHITEHEAD STREET

STREET

ISLAND

PROPOSED STREET

GARDEN PLACE

GARDEN LANE

GREENWOOD AVENUE

STREET

AVENUE

TORRINGTON

BATHING BEACH

CEMETERY

Chart 84
1" = 100'

STREET

LONG ROAD

WES

STREET

TORRINGTON

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0630	Issue Date: PERMIT ISSUED MAY 16 2006	COL: 084 S006001
-----------------------	--	---------------------

Location of Construction: 38 TORRINGTON AVE <i>Peaks Island</i>	Owner Name: ASHTON RICHARD & PATRICIA	Owner Address: 50 SILVERHILL RD	Phone:
Business Name:	Contractor Name: Horizon Builders, Inc.	Contractor Address: PO Box 802 Portland	Phone: 2078799787
Lessee/Buyer's Name	Phone:	Permit Type: CITY OF PORTLAND Alterations - Dwellings	Zone: <i>J22</i>

Past Use: Single Family Home	Proposed Use: Single Family Home/ repair and replace deteriorated Decks Remove partitions within same foot print	Permit Fee: \$381.00	Cost of Work: \$40,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</i>	

Proposed Project Description:
repair and replace deteriorated Decks Remove partitions within same foot print

Signature: *[Signature]*

Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 05/03/2006	Zoning Approval	
-----------------------------	---------------------------------	------------------------	--

<ol style="list-style-type: none"> 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 <input type="checkbox"/> Shoreland <i>house is w/in 250' - not increasing footprint or volume - replacng existing decks</i> <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>OK w/ conditions JEM</i> Date: <i>5/4/06</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 <i>ABM</i> Date: _____
---	---	---	--

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 _____

5/25/06 - Tube depth = set backs - in same location -
OK to pour. SM

4-1-10

15 1/2 FT X 8 FT Deck Build

Chain build in no Back rail
SMH

4-16-10

Brought sign up to 36"

OK - close

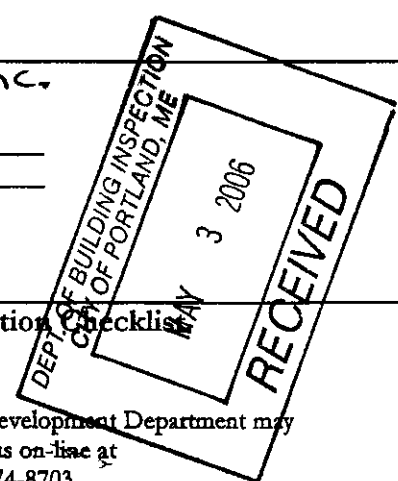
SMH



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>38 Torrington Ave Peaks Island</u>		
Total Square Footage of Proposed Structure <u>1000 sq. ft.</u>	Square Footage of Lot <u>?</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>84</u> Block# <u>S</u> Lot# <u>6</u>	Owner: <u>Patricia & Richard Ashton</u>	Telephone: <u>508-473-7862</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Bill Childs Horizon Builders Inc. PO Box 802 Portland ME 04104 (207) 252-3551</u>	Cost Of Work: \$ <u>40,000</u> Fee: \$ <u>381.00</u> C of O Fee: \$ _____
Current Specific use: _____ If vacant, what was the previous use? _____ Proposed Specific use: _____		
Project description: <u>Repair/Replace deteriorated Decks, Siding & Trim. Remove Partitions</u>		
Contractor's name, address & telephone: <u>Horizon Builders, Inc.</u>		
Who should we contact when the permit is ready: <u>Bill Childs</u>		
Mailing address: <u>PO Box 802 Portland ME 04104</u> Phone: <u>207 252-3551</u>		



Please submit all of the information outlined in the Commercial Application 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 visit us on-line at 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 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>[Signature]</u>	Date: <u>5-3-06</u>
--	---------------------

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0650	Date Applied For: 05/03/2006	CBL: 084 S006001
-----------------------	---------------------------------	---------------------

Location of Construction: 38 TORRINGTON AVE	Owner Name: ASHTON RICHARD & PATRICIA	Owner Address: 50 SILVERHILL RD	Phone:
Business Name:	Contractor Name: Horizon Builders, Inc.	Contractor Address: PO Box 802 Portland	Phone (207) 879-9787
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home/ repair and replace deteriorated Decks Remove partitions within same foot print	Proposed Project Description: repair and replace deteriorated Decks Remove partitions within same foot print
---	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/04/2006

Note: **Ok to Issue:**

- 1) This house is located within the shoreland zone. You may only replace or repair what is in the existing footprint.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Bnilding **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 05/11/2006

Note: **Ok to Issue:**

- 1) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) The existing deck shall be inspected for adequate fasteners and bearing for spans, and modifications may be required
- 3) Separate permits are required for any electrical, plumbing, or heating.

IR 2

Front 30' w/

rear 30' w/

side 20' w/

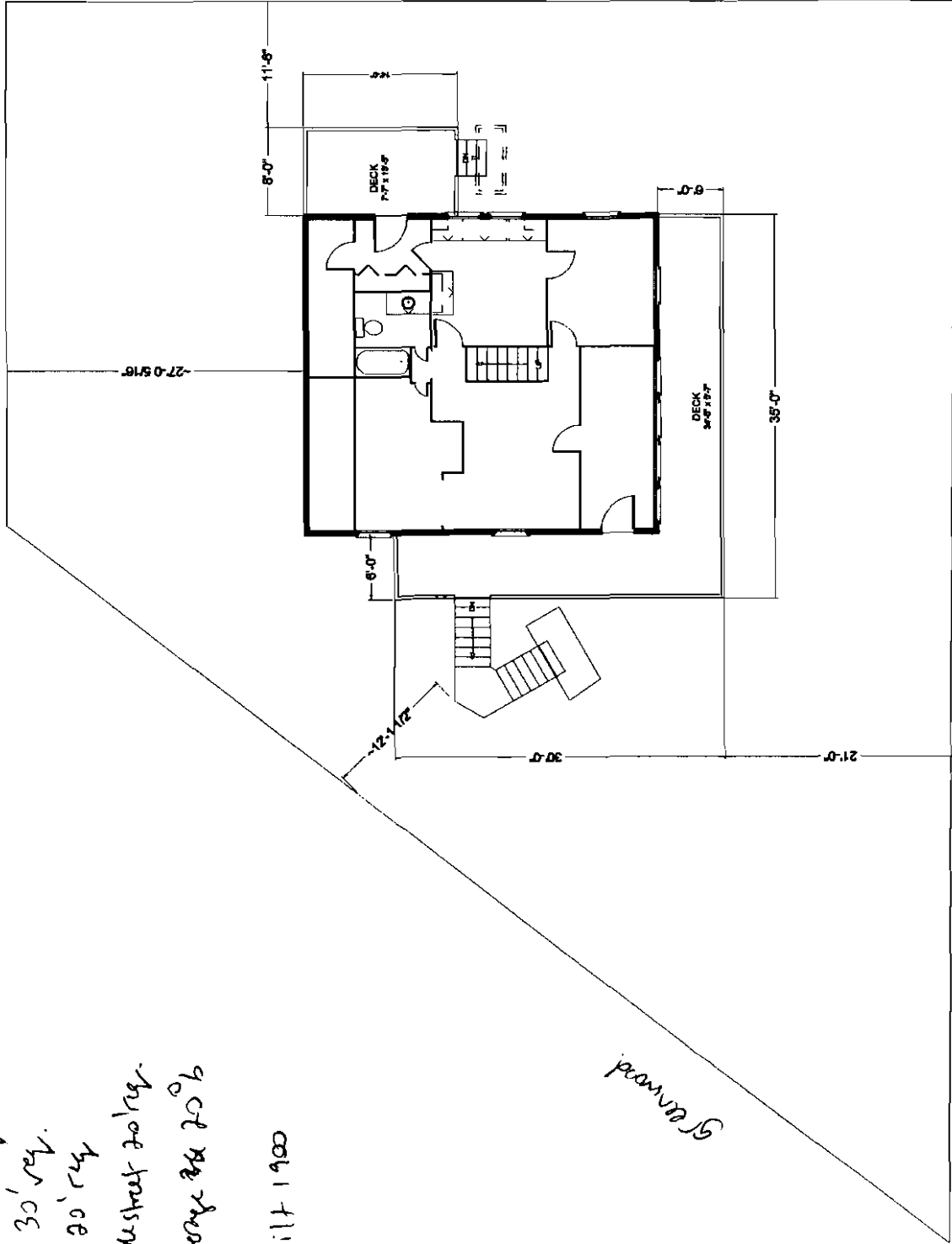
side of front porch

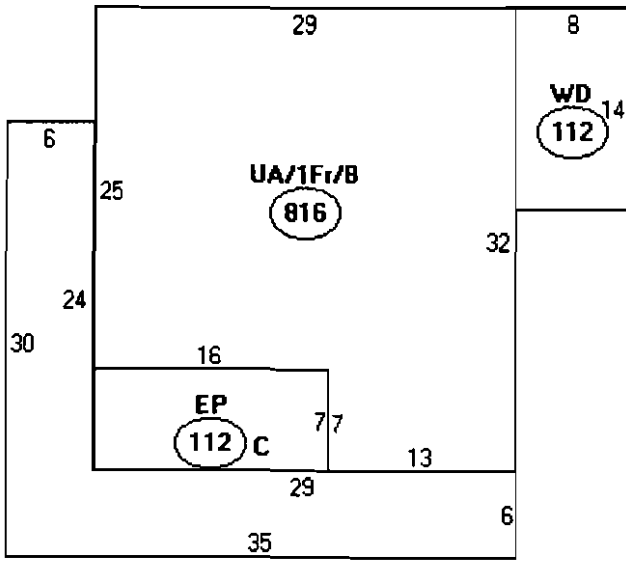
lot corner 20'

house built 1900

Grand

Torington





Descriptor/Area

- A: UA/1Fr/B
816 sqft
- B: WD
112 sqft
- C: OFP
354 sqft
- D: EP
112 sqft

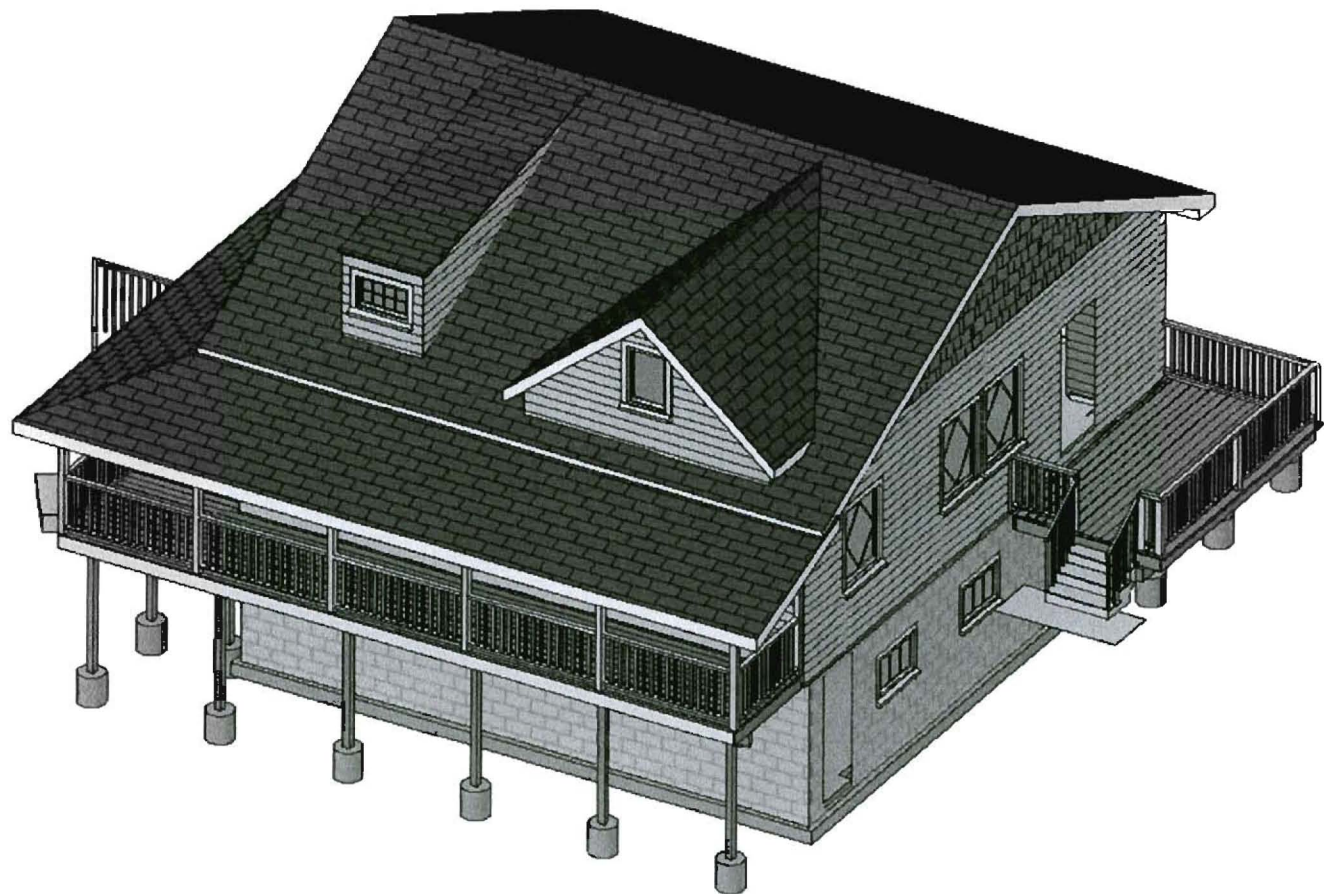
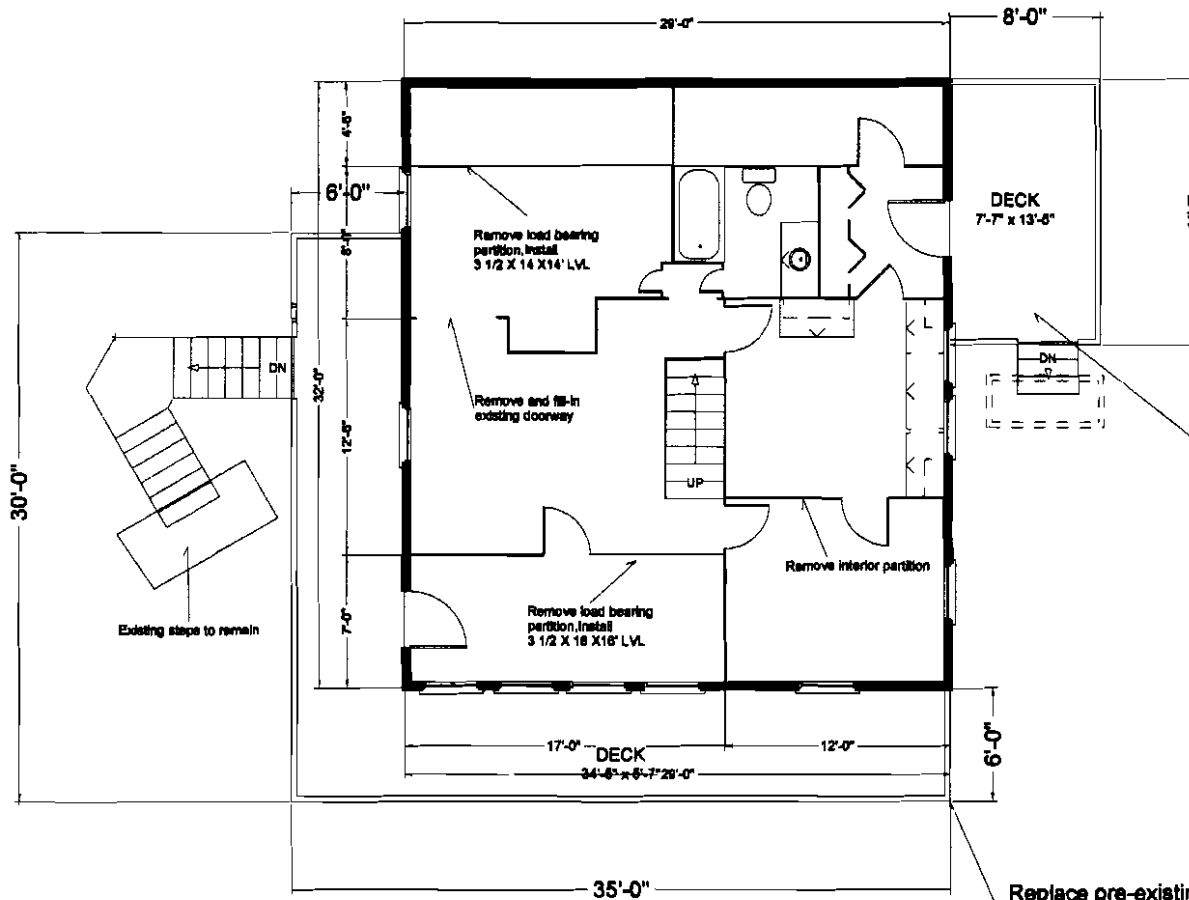




PHOTO # 2



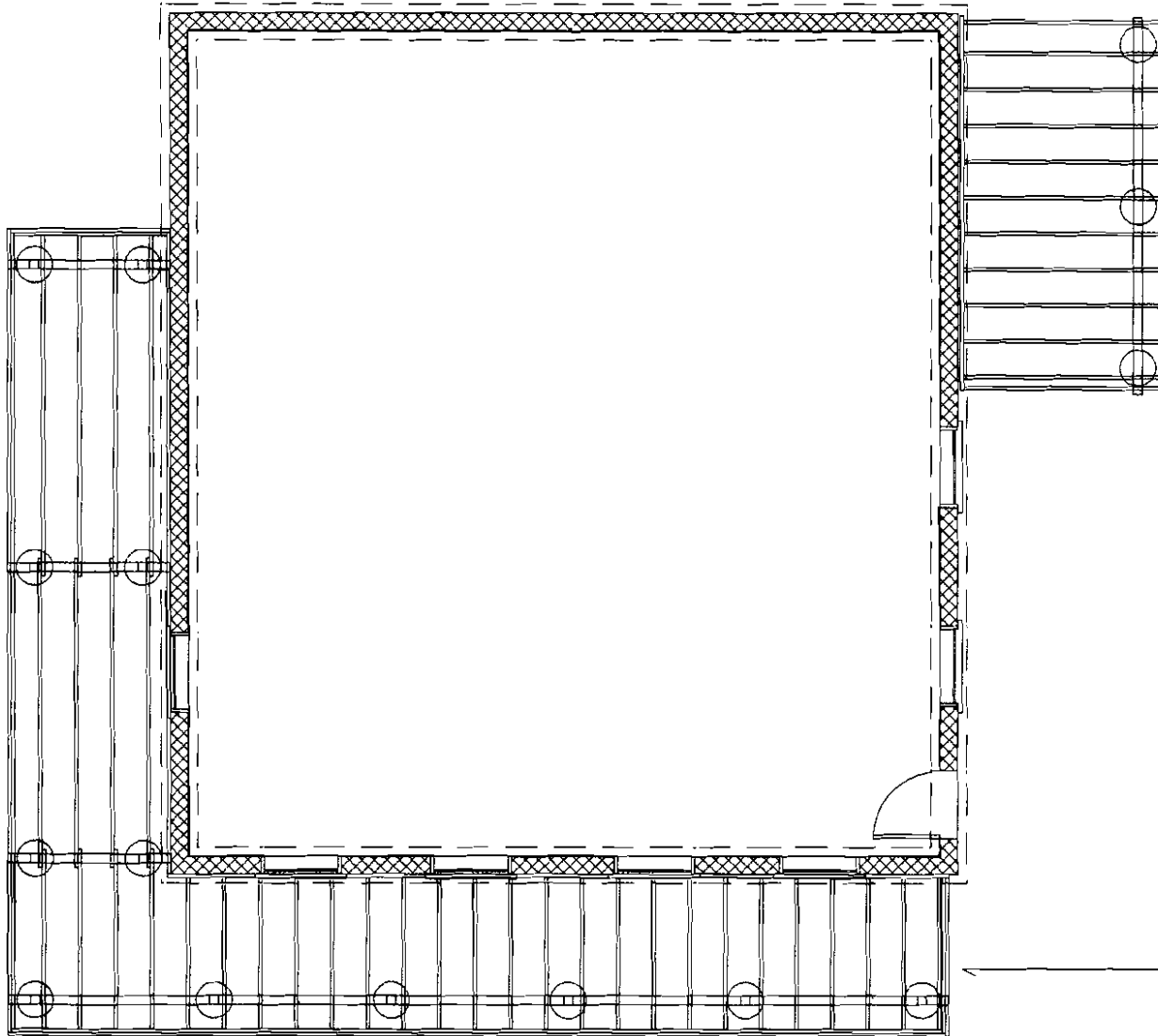
PHOTO # 1



Replace pre-existing deck
(see attached photo #1):
-36" high railing (and built-in
bench,
see attached detail)
-1-1/2" balusters @ 5" o.c.
-steps with 7" rise, 11" run

Replace pre-existing railing
-36" high railing
-1-1/2" balusters @ 5" o.c.

38 Torrington Avenue
Peaks Island, Maine



-2X6 PT joists@16"oc
 -8" Dia cc piers 48" deep or
 pinned to ledge
 -4X6 PT beam
 -Ledger 1/2" Dia bolted to rim
 joist @ 16"oc

- Replace deteriorated porch
 posts and
 footings to correct improper
 load paths
 (see attached photo #2).
 - Concrete footings to 48"
 bellow grade
 or pinned to ledge
 - Existing framing to remain