

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

Please Read  
 Application And  
 Notes, If Any,  
 Attached

BUILDING INSPECTION

PERMIT

Permit Number: 081166

This is to certify that ASHTON RICHARD & PAUCIA ASHTON ITS/Horizontal holder

has permission to Rough Second floor shell w/ stairs & de

AT 38 TORRINGTON AVE Peaks Island 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.

Notification of inspection must be given and when permit on procedure before this building or part thereof is started or closed-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. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
 Department Name

*Thomas W. McKinley* 9/18/08  
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

11/13/08  
 ZBA Approved The  
 original interpretation  
 & Approval of The  
 Bulding permit

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 08-1166	Issue Date:	CBL: 084 S006001
-----------------------	-------------	---------------------

Location of Construction: 38 TORRINGTON AVE Peaks Isla	Owner Name: ASHTON RICHARD & PATRICIA	Owner Address: 50 SILVERHILL RD	Phone:
Business Name:	Contractor Name: Horizon Builders Inc.	Contractor Address: P O Box 802 Portland	Phone: 2072523551
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR-2

Past Use: Single Family Home	Proposed Use: Single Family Home - Rough Second floor shell w/ stairs & decks	Permit Fee: \$520.00	Cost of Work: \$49,800.00	CEO District: 1
Proposed Project Description: Rough Second floor shell w/ stairs & decks		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB  IRC 2003  Signature: <i>Jm</i> 9/18/08	
		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: 09/16/2008	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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>	<b>Special Zone or Reviews</b> <input checked="" type="checkbox"/> Shoreland <i>part of existing covered open park is within 75'</i> <input type="checkbox"/> Wetland <i>setback</i> <input type="checkbox"/> Flood Zone <i>setback</i> <input type="checkbox"/> Subdivision <i>Panel 15 - zone C</i> <input type="checkbox"/> Site Plan <i>using section 14-4-3(b) using 41% of total allowed</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>Ok w/ cond. hav</i> Date: 9/22/08	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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>ASCU</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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 08-1166	<b>Date Applied For:</b> 09/16/2008	<b>CBL:</b> 084 S006001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 38 TORRINGTON AVE Peaks Isla	<b>Owner Name:</b> ASHTON RICHARD & PATRICIA	<b>Owner Address:</b> 50 SILVERHILL RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Horizon Builders Inc.	<b>Contractor Address:</b> P O Box 802 Portland	<b>Phone</b> (207) 252-3551
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - Rough Second floor shell w/ stairs	<b>Proposed Project Description:</b> Rough Second floor shell w/ stairs
---	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 09/22/2008

**Note:** Original application was to add two second floor decks, but proposal for the two decks has been withdrawn **Ok to Issue:**   
because it didn't meet shoreland zone requirements.

First floor footprint is 1423 sf. 80% is 1138.4 sf. Proposed second floor is 858.69 sf total minus 394.55 sf existing for a total of 464.14 sf increase which is 41% of allowable 80% increase.

- 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:** Tom Markley      **Approval Date:** 09/18/2008

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

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Comments:**

9/16/2008-amachado: I need more information from Tom Childs about the existing floor area on the second floor. I'm moving the permit forward to plan review but I'm not ready to sign off.

9/22/2008-amachado: Tom brought in the information.

## 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.**

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

Final inspection required at completion of work.

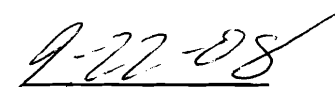
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

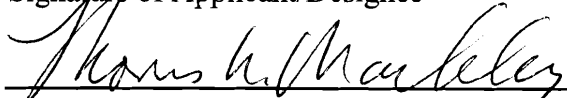
**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**



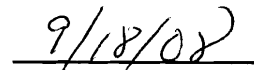
Signature of Applicant/Designee



Date



Signature of Inspections Official



Date



# 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>1060 SF</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>84      S      6</u>	Owner: <u>PATRICIA YRICK ASHTON</u>	Telephone: <u>508 473-7862</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>50 SILVERHILL RD, MILFORD, MA. 01757</u>	Cost Of Work: \$ <u>49,800</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>ROUGH SECOND FLOOR SHELL w/ STAIRS &amp; DECKS not doing second floor decks per conversation w/ Tom Childs 8/16/08</u>		
Contractor's name, address & telephone: <u>HORIZON BUILDERS, INC. PO BOX 502 PORTLAND, ME</u> Who should we contact when the permit is ready: <u>TOM CHILDS</u> Mailing address: _____ Phone: <u>252-3552</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.

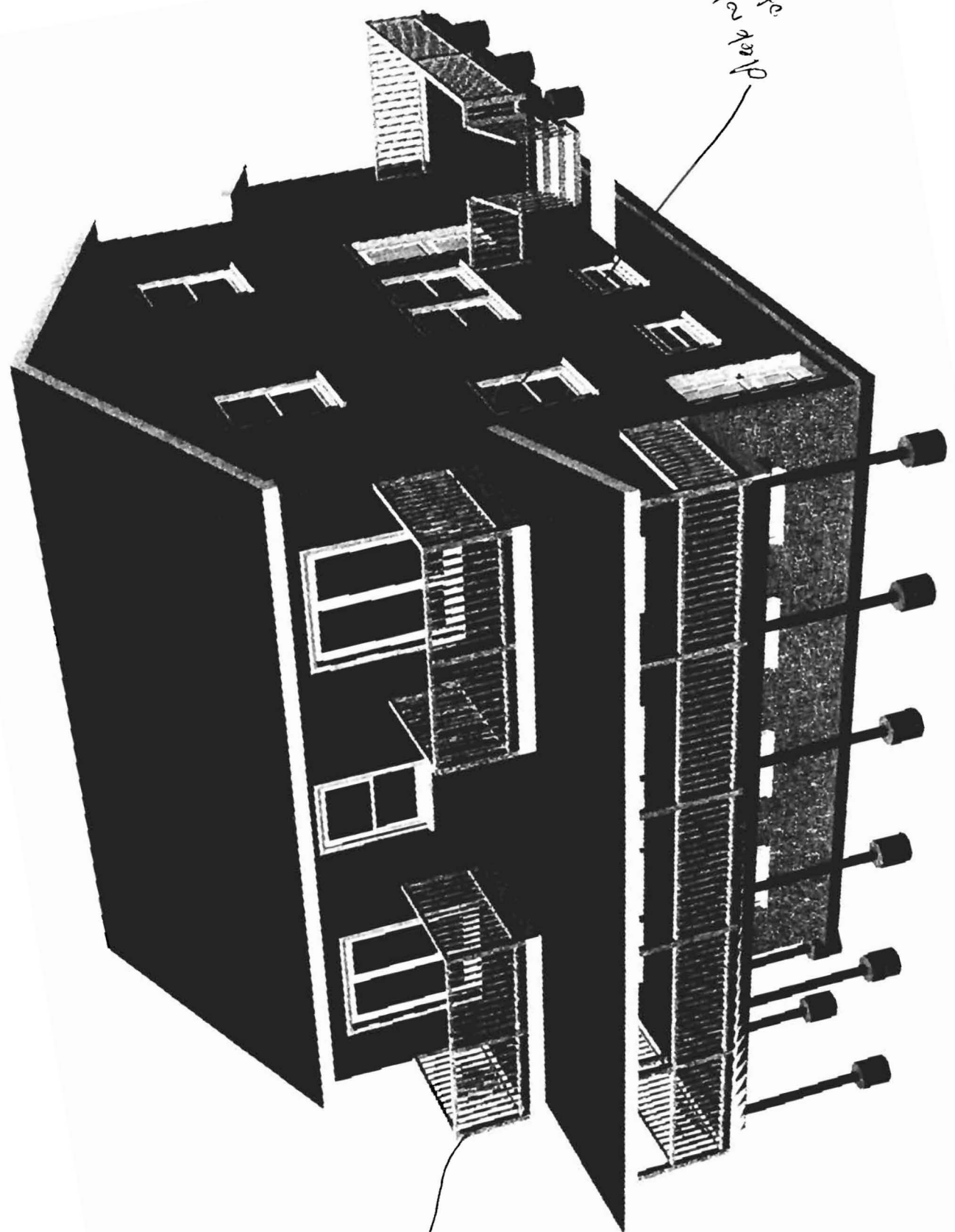
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building 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: Tom Childs

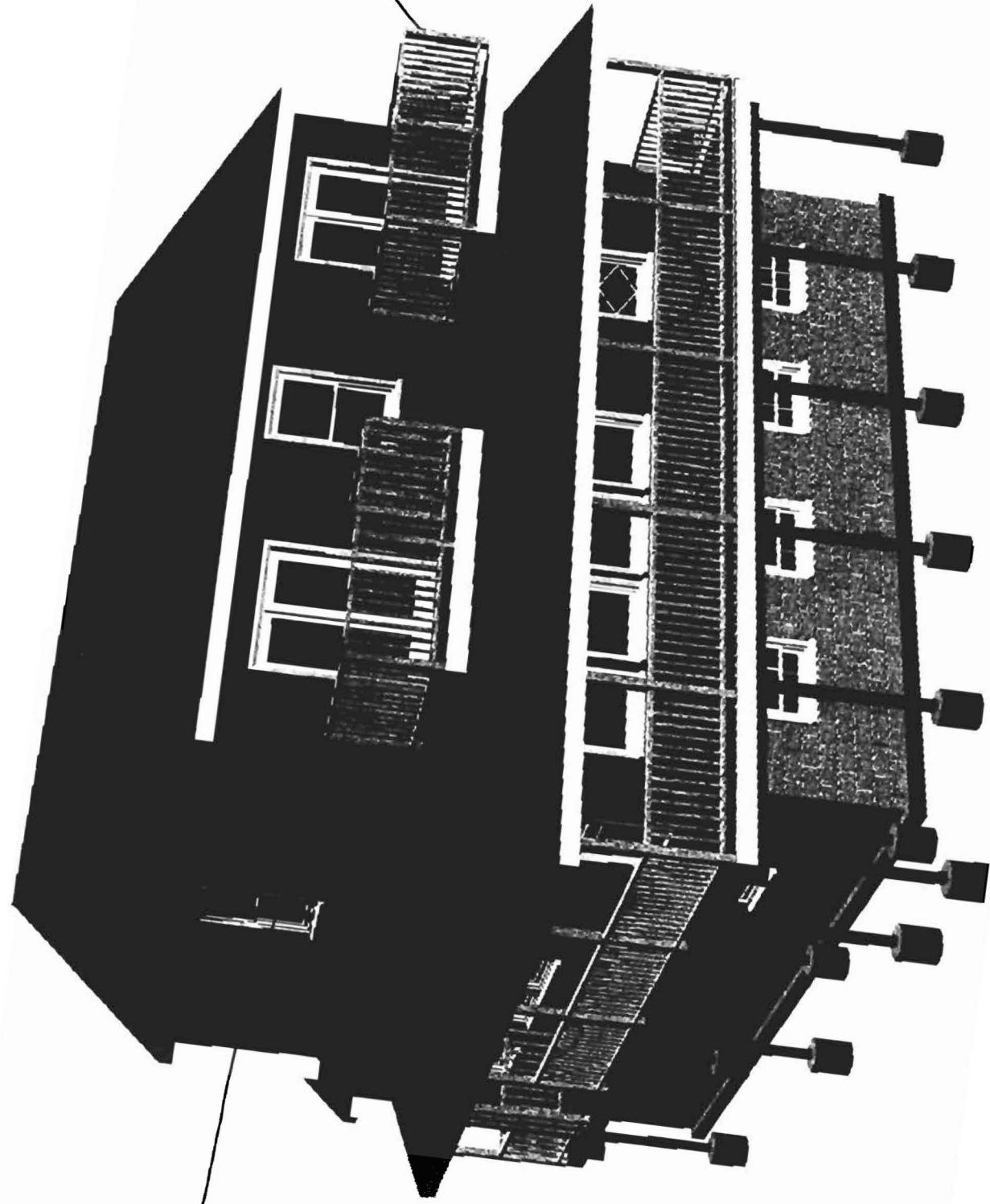
Date: 9-15-08

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



Hand to  
part for help

Electric part



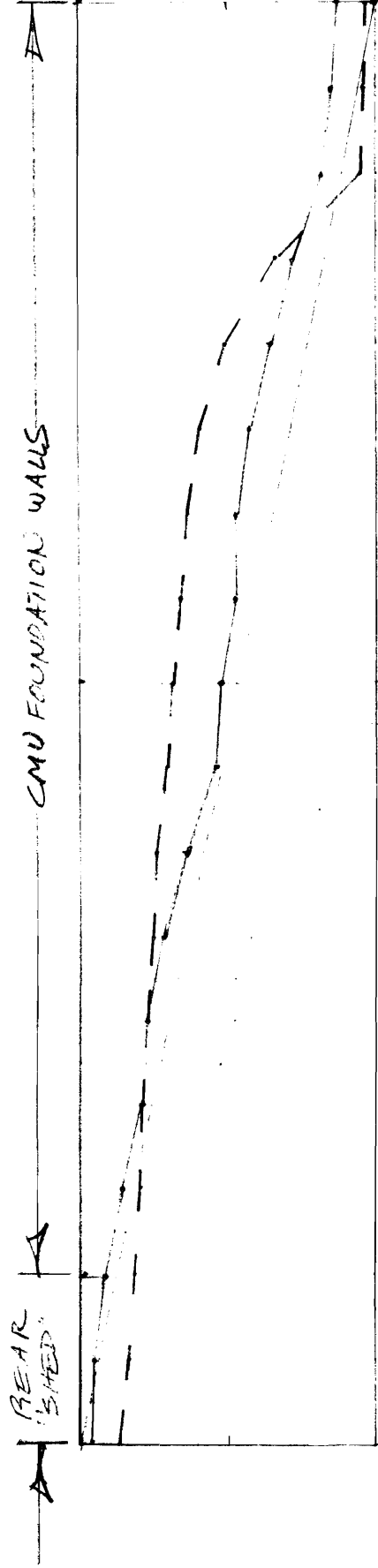
deck not  
part of permit.

part of  
permit  
deck not





38 Torrington



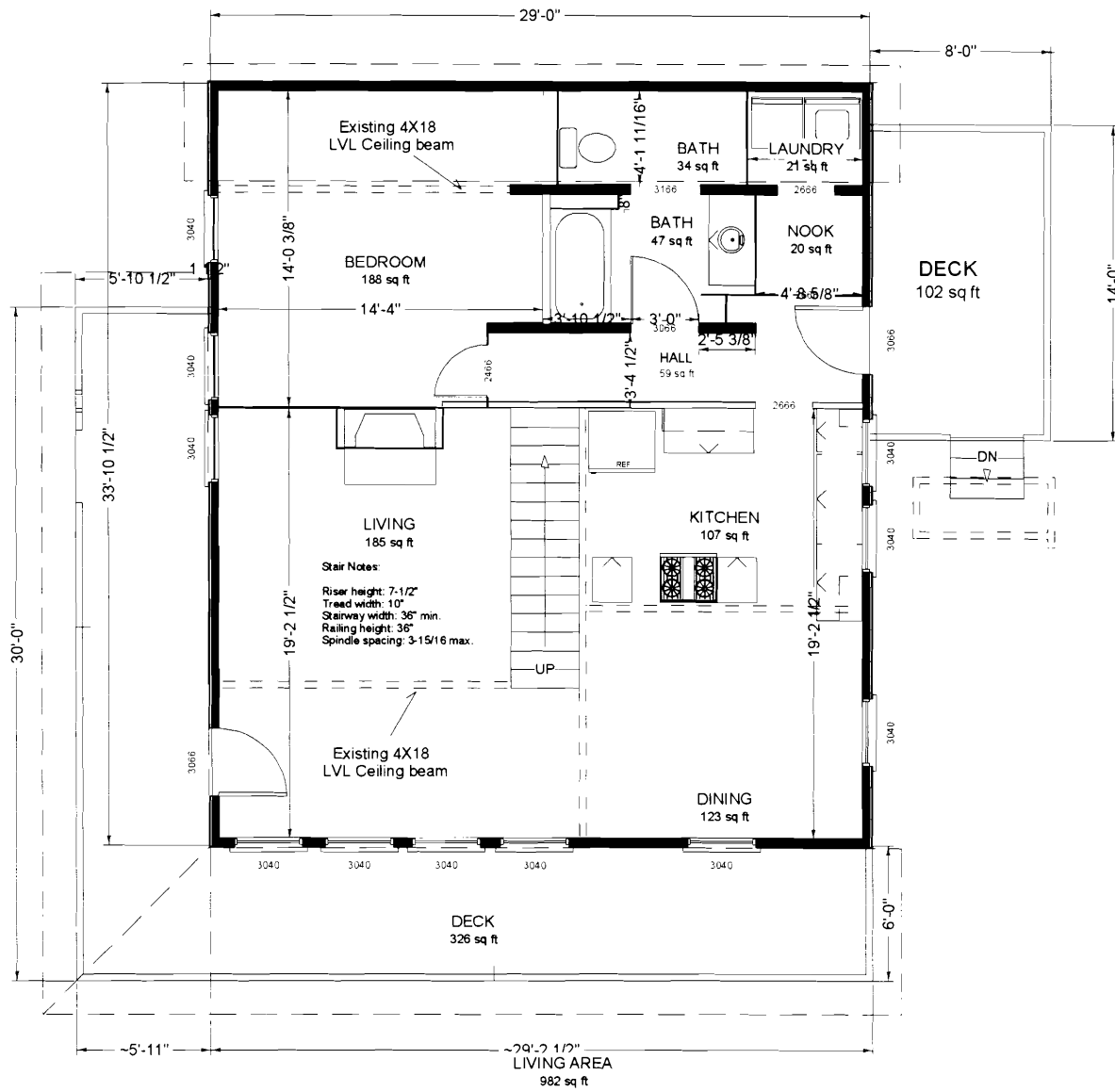
Subsoil; 19' below  
Subsoil; 26' below

WEST ELEVATION  
EAST ELEVATION  
AVERAGE GRADE

$\frac{1}{4}'' = 1'-0$

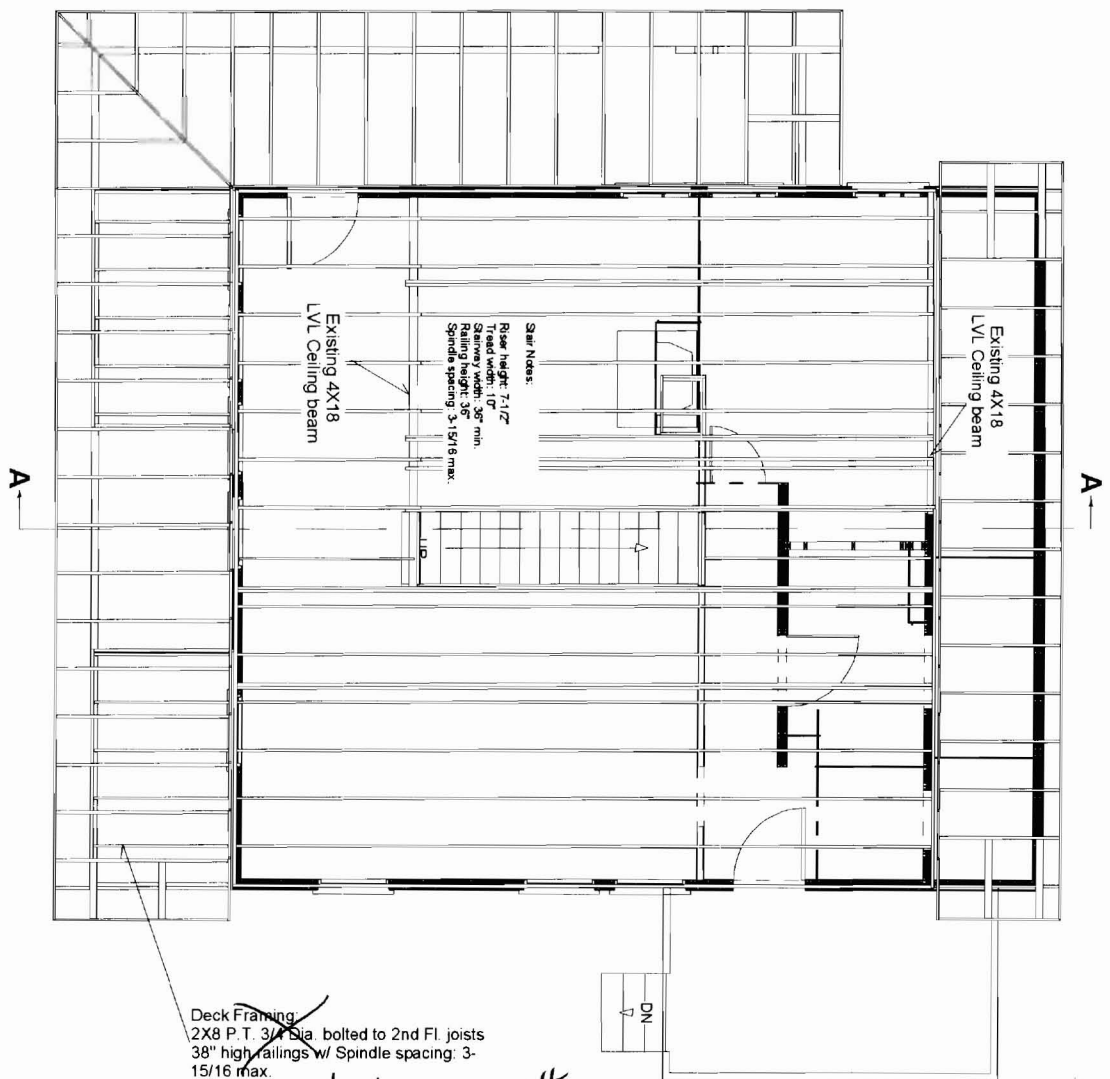
TORRINGTON  
AVENUE

000000



38 Torrington Avenue  
Peaks Island, Maine

**First Floor Plan**  
**(To Remain)**

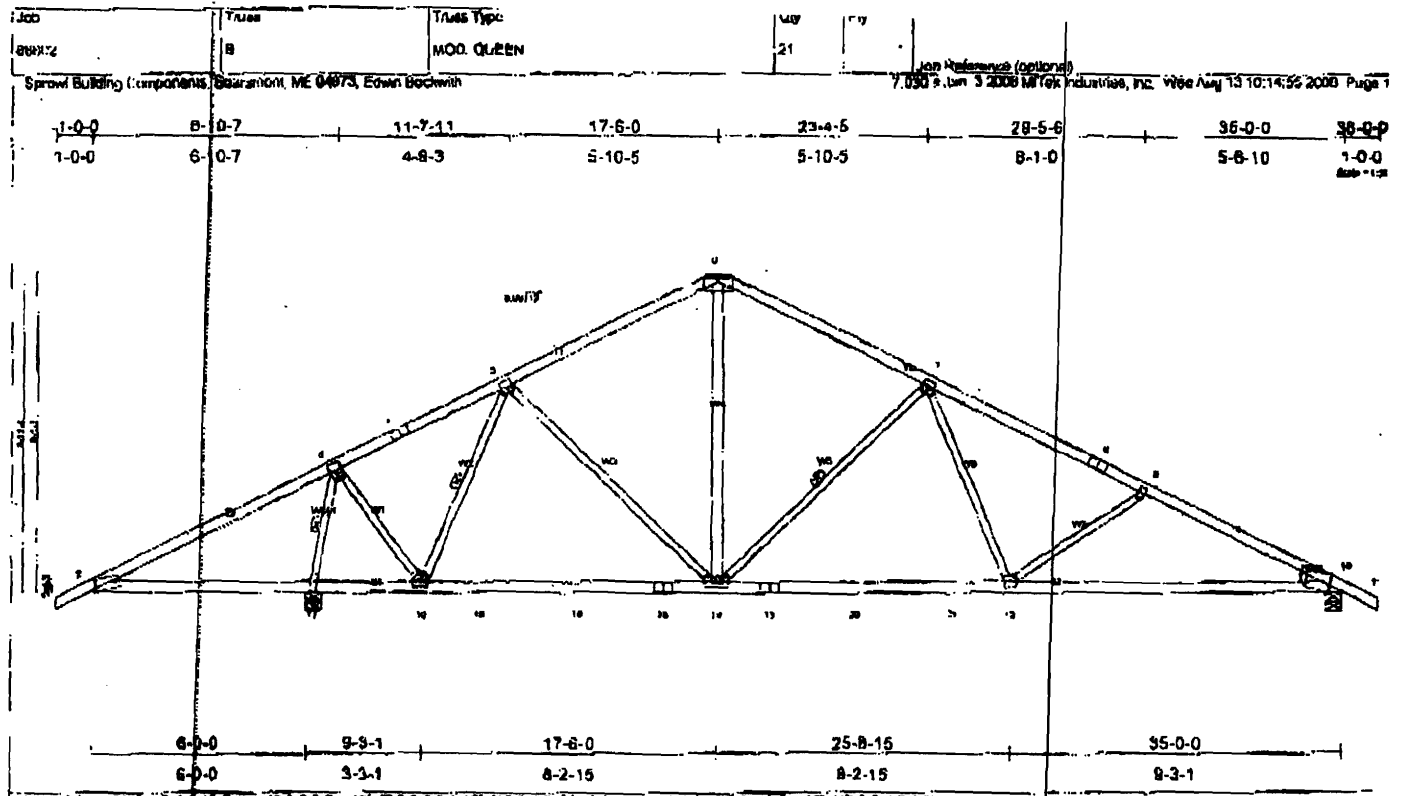


Deck Framing  
 2X8 P.T. 3/4 dia. bolted to 2nd Fl. joists  
 38" high railings w/ Spindle spacing: 3-  
 15/16 max.

~~As noted~~  
 permit #  
 8-1359  
 for Deck

38 Torrington Avenue  
 Peaks Island, Maine

Second floor  
framing layout



LOADING (psf)	SPACING	CSI	DEFL.	PLATES	GRP
TCCL 58.0	2-0-0	TC 0.89	in (oc) / in (a) / a	MT20	160/123
(Roof Snow 58.0)	Plates Increase 1.15	BC 0.91	Vert(LL) 0.30 12-14 > 800 300	MT18M	160/123
TCDL 7.0	Lumber Increase 1.15	WB 0.98	Vert(TL) 0.45 10-12 > 750 240		
BCCL 0.0	Rep Stress Incr YES	(Metric)	Horz(TL) 0.10 10 n/a n/a		
BCDL 19.0	Code 90CA/TP2002				Weight: 125 lb

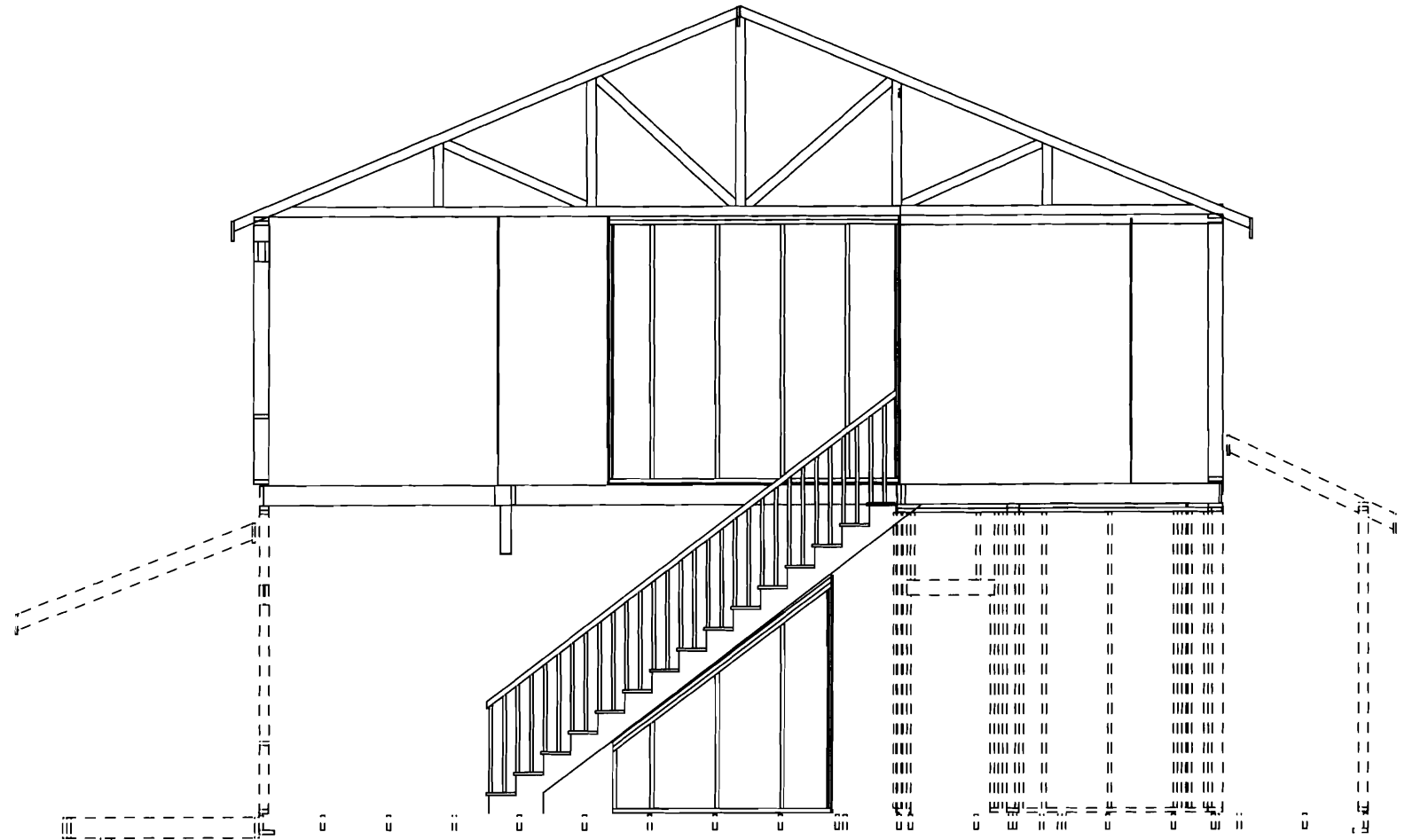
LUMBER	BRACING
TOP CHORD 2 X 4 SPF No.2 "Except"	TOP CHORD Structural webs sheathing directly applied.
T2 2 X 4 SPF No.2, T3 2 X 4 SPF 2100F 1.8E	BOT CHORD Rigid ceiling directly applied or 5/2-5 oc bracing.
BOT CHORD 2 X 4 SPF 1850F 1.5E "Except"	WEBS 1 Row at rafter 5-16, 7-14, 3-17
B3 2 X 4 SPF No.2	with 2 X 4 SPF-S No.2 with 2 - 100 (0.148"x3") HMB and cross brace spacing of 15-0-0 oc.
WEBS 2 X 3 SPF No.2	
W4 2 X 4 SPF-S No.2	

REACTIONS (kips)
7=33740-5-8, 10=22020-5-8
Max Horz 7=158(LC 7)
Max Upr 7=1189(LC 6), 10=889(LC 7)
Max Grav 7=3374(LC 1), 10=2428(LC 3)

FORCES (lb) - Max Comp./Max Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=59/1852, 3-4=86/329, 4-5=818/345, 5-6=1878/679, 6-7=1888/683, 7-8=2113/943, 8-9=3313/922, 9-10=4062/1104
BOT CHORD 2-17=1254/883, 18-17=788/385, 18-10=125/1181, 10-19=125/1181, 15-19=125/1181, 14-15=125/1181, 13-14=480/2498, 15-20=480/2498, 20-21=480/2498, 12-21=480/2498, 10-12=946/3434
WEBS 3-10=488/1880, 3-19=1516/514, 5-14=88/554, 8-14=280/016, 7-14=1509/568, 7-12=180/788, 9-12=798/402, 3-17=3261/1082

- NOTES (9)
- Wind: ASCE 7-02; 10 mph; h=25ft; TCCL=4.2psf; BCCL=5.0psf; Category II; Exp C; partially MWFRB (low-rise) gable end zone, cantilever full exposed; Lumber DOL=1.33 plate grip DOL=1.23.
  - Roof design snow load has been reduced to account for slope.
  - Unbalanced snow loads have been considered for this design.
  - As requested, plates have not been designed to provide for placement tolerances or rough handling and erection conditions. It is the responsibility of the fabricator to increase plate sizes to account for these factors.
  - All plates are MT20 plates unless otherwise indicated.
  - This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
  - Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) except (if=6) 17=1189, 10=888.
  - Warning: Additional moment and stability bracing for truss system (not part of this component design) is always required.
  - This truss design is based upon the building code shown. This code has been specified by the project engineer/architect or building designer. The applicability of this code in any particular jurisdiction should be confirmed with the building official prior to truss fabrication. This determination is not the responsibility of the component/truss designer.

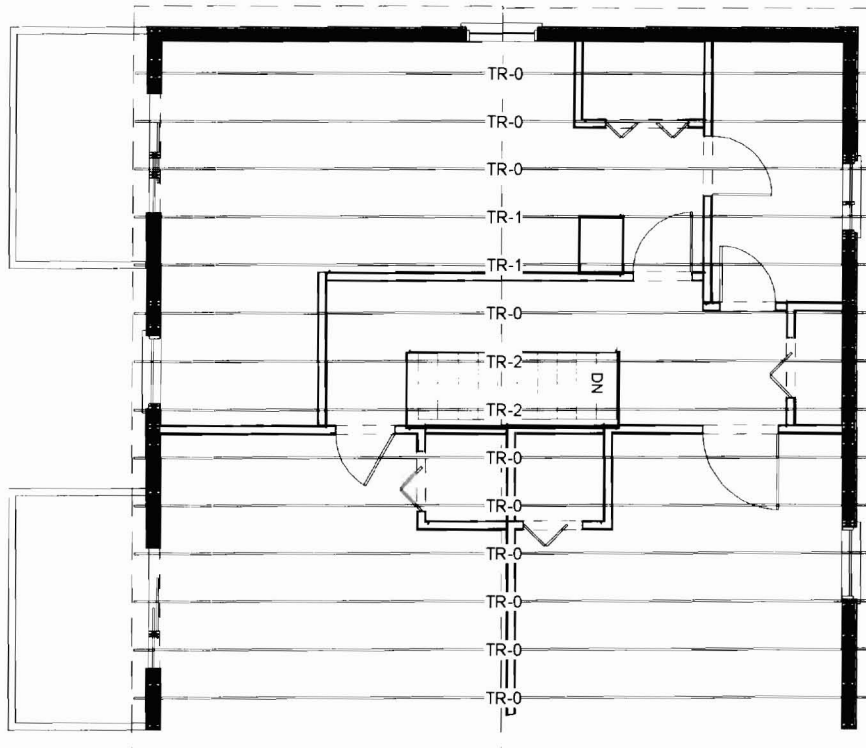
LOAD CASE(S)
Shown



**Framing Section A-A**

DOOR SCHEDULE				
NUMBER	QTY	SIZE	DESCRIPTION	HEADER
D01	1	2466	PANEL DOOR	2X6X32 (2)
D02	3	2666	PANEL DOOR	2X6X34 (2)
D03	3	2666	BIFOLD	2X6X34 (2)
D04	1	3266	PANEL DOOR	2X7X42 (2)
D05	1	3666	BIFOLD	2X7X46 (2)
D06	1	5062	EXT. SLIDER-GLASS	2X11X64 (2)
D07	1	5064	EXT. SLIDER-GLASS	2X11X64 (2)

WINDOW SCHEDULE					
NUMBER	QTY	SIZE	DESCRIPTION	HEADER	COMMENTS
W01	1	3020	DOUBLE HUNG	2X7X40 (2)	
W02	1	3046	DOUBLE HUNG	2X7X40 (2)	
W03	1	3048	DOUBLE HUNG	2X7X40 (2)	
W04	2	3046	DOUBLE HUNG	2X8X40 (2)	
W05	1	3046	DOUBLE HUNG	2X9X40 (2)	



Notes:

1. Sister existing 2X6 floor joists with 2X8
2. 3/4" Advantec sub-floor
3. Exterior wall framing: 2X6@2' o.c., R-19, 1/2" OSB, with cedar shingles
4. Roof trusses: per attached shop drawings
5. 3/4" Advantec roof sheathing, ice & water shield, Owens Corning architectural roofing
6. Second floor deck: 2X6 framing, 1X6 decking, railings @ 42" high w/ 1-1/2" spindles @ 5" o.c.

38 Torrington Avenue  
Peaks Island, Maine

**Roof truss  
layout**

$$29 \times 34 = 947$$

$$8 \times 14 = 112$$

$$6 \times 29 = 174$$

$$6 \times 30 = 180$$

$$\frac{1423}{86\%} = 1138.4$$

SR 2 1003

LIN 1003

1003

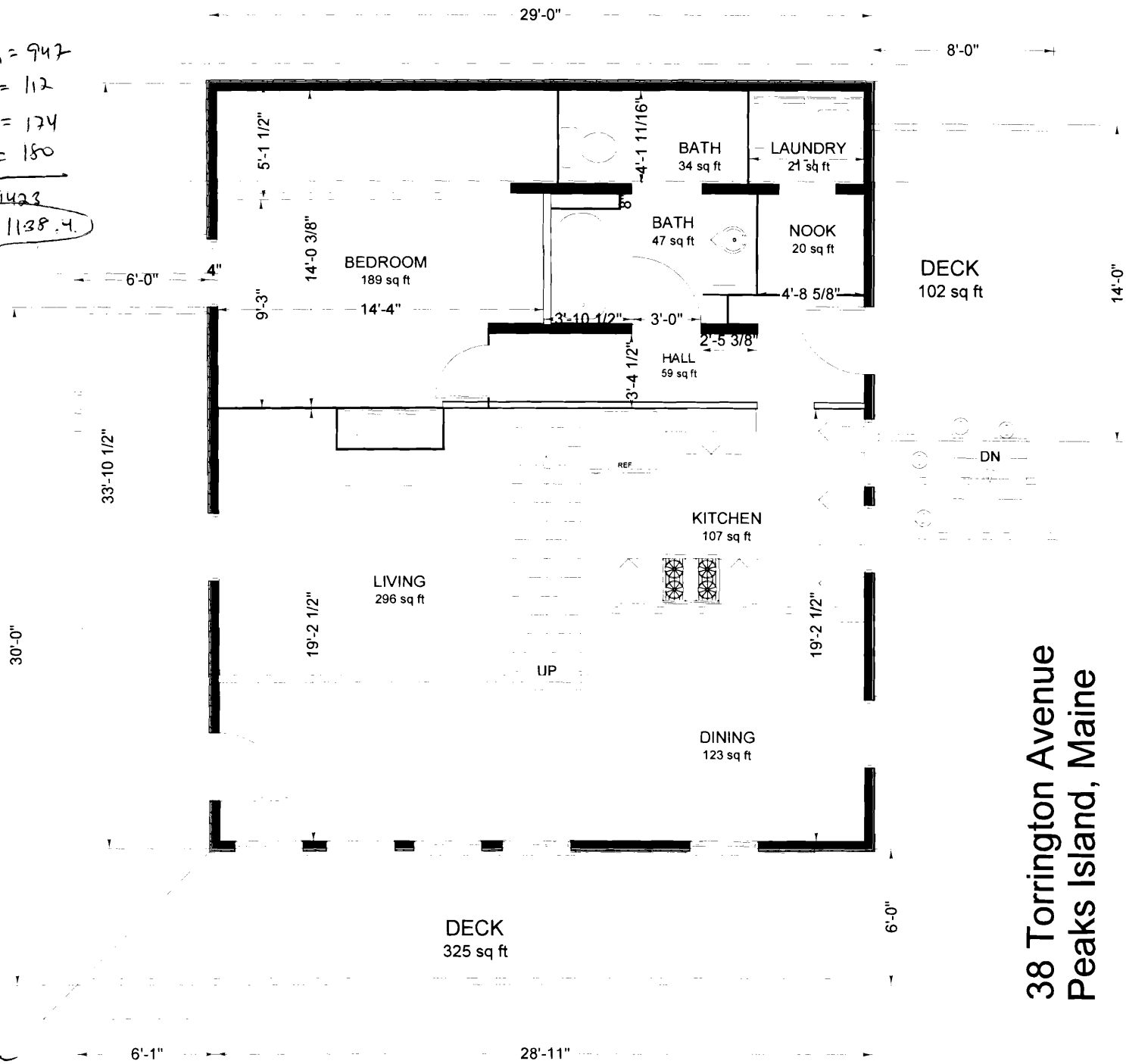
not in shoreland.

$$29 \times 29.61 = 858.69$$

$$- 394.55 \text{ (existing)}$$

464.14 increase

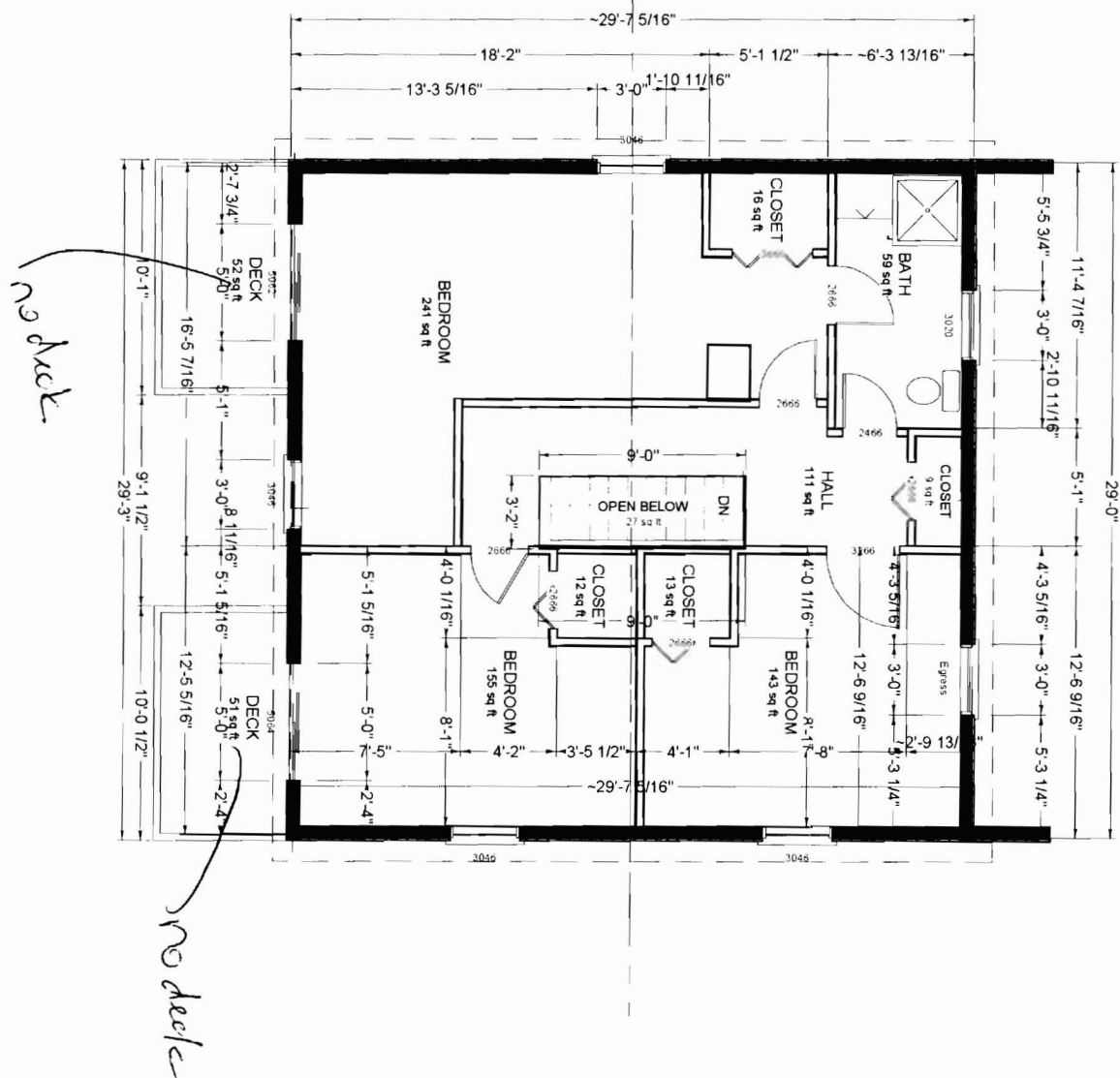
41% of allowable  
sq ft.



38 Torrington Avenue  
Peaks Island, Maine

DOOR SCHEDULE				
NUMBER	QTY	SIZE	DESCRIPTION	HEADER
D01	1	2466	PANEL DOOR	2X6X32 (2)
D02	3	2666	PANEL DOOR	2X6X34 (2)
D03	3	2666	BIFOLD	2X6X34 (2)
D04	1	3266	PANEL DOOR	2X7X42 (2)
D05	1	3666	BIFOLD	2X7X46 (2)
D06	1	5062	EXT. SLIDER-GLASS	2X11X64 (2)
D07	1	5064	EXT. SLIDER-GLASS	2X11X64 (2)

WINDOW SCHEDULE					
NUMBER	QTY	SIZE	DESCRIPTION	HEADER	COMMENTS
W01	1	3020	DOUBLE HUNG	2X7X40 (2)	
W02	1	3046	DOUBLE HUNG	2X7X40 (2)	
W03	1	3048	DOUBLE HUNG	2X7X40 (2)	
W04	2	3046	DOUBLE HUNG	2X8X40 (2)	
W05	1	3046	DOUBLE HUNG	2X9X40 (2)	



Notes:

- 1 Sister existing 2X6 floor joists with 2X8
- 2 3/4" Advantec sub-floor
- 3 Exterior wall framing: 2X6@2' o.c., R-19, 1/2" OSB, with cedar shingles
- 4 Roof trusses: per attached shop drawings
- 5 3/4" Advantec roof sheathing, ice & water shield, Owens Corning architectural roofing
- 6 Second floor deck: 2X6 framing, 1X6 decking, railings @ 42" high w/ 1-1/2" spindles @ 5" o.c.

38 Torrington Avenue  
Peaks Island, Maine

**Proposed Second  
Floor Plan**

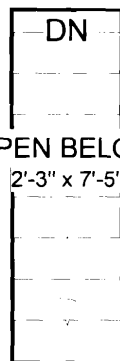
09X29.61 = 858.69



28'-8 1/2"

DEPT. OF PERMITS & INSPECTION  
CITY OF CHICAGO  
SEP 22 2008

Second floor existing living  
area bounded by gable  
walls and four-foot-high knee  
walls: 394.55 square feet



OPEN BELOW

2'-3" x 7'-5"

8'-6 1/2"

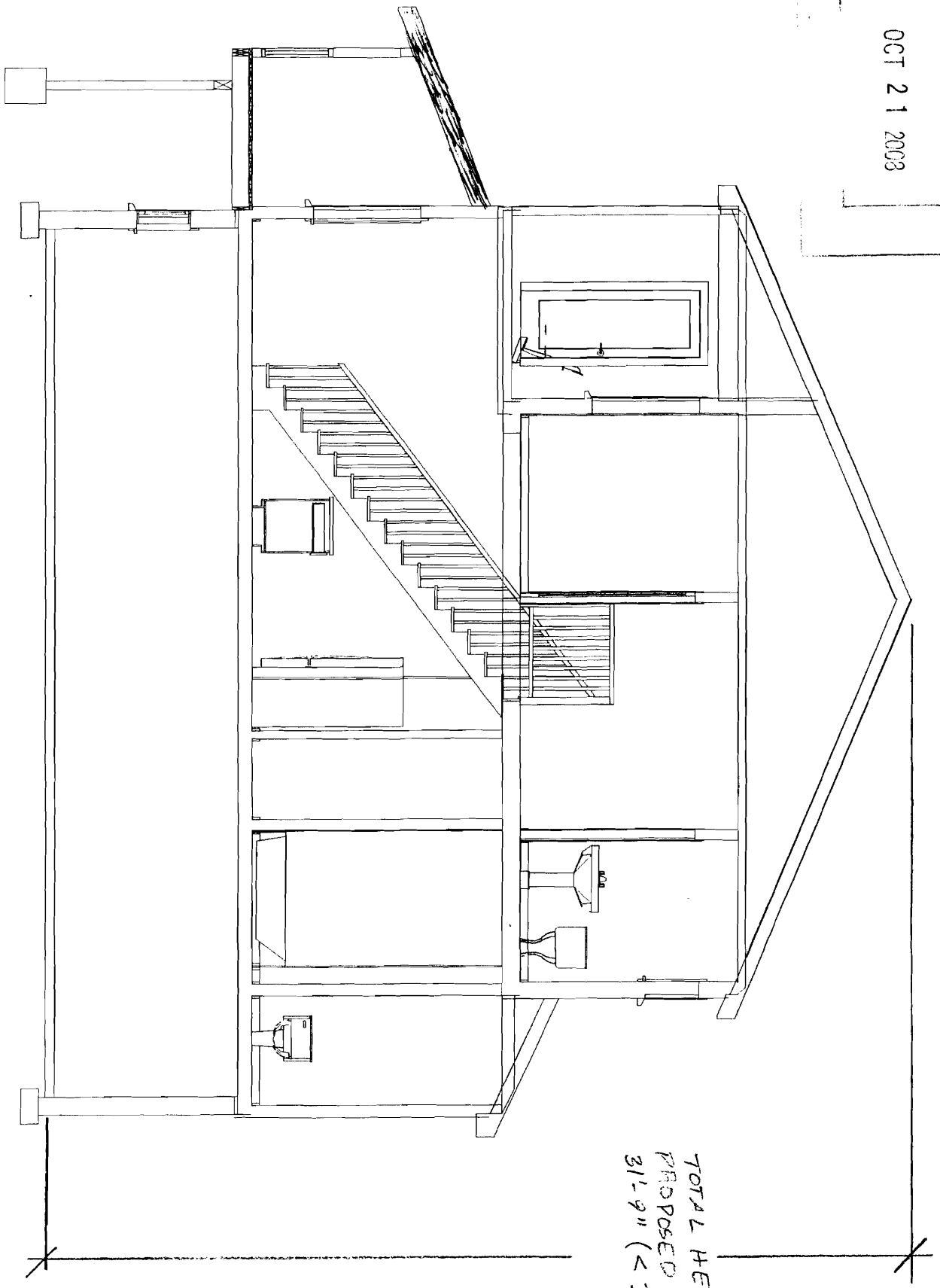
12'-0 1/2"

3'-6"

2'-4"

8'-6 1/2"

OCT 21 2003



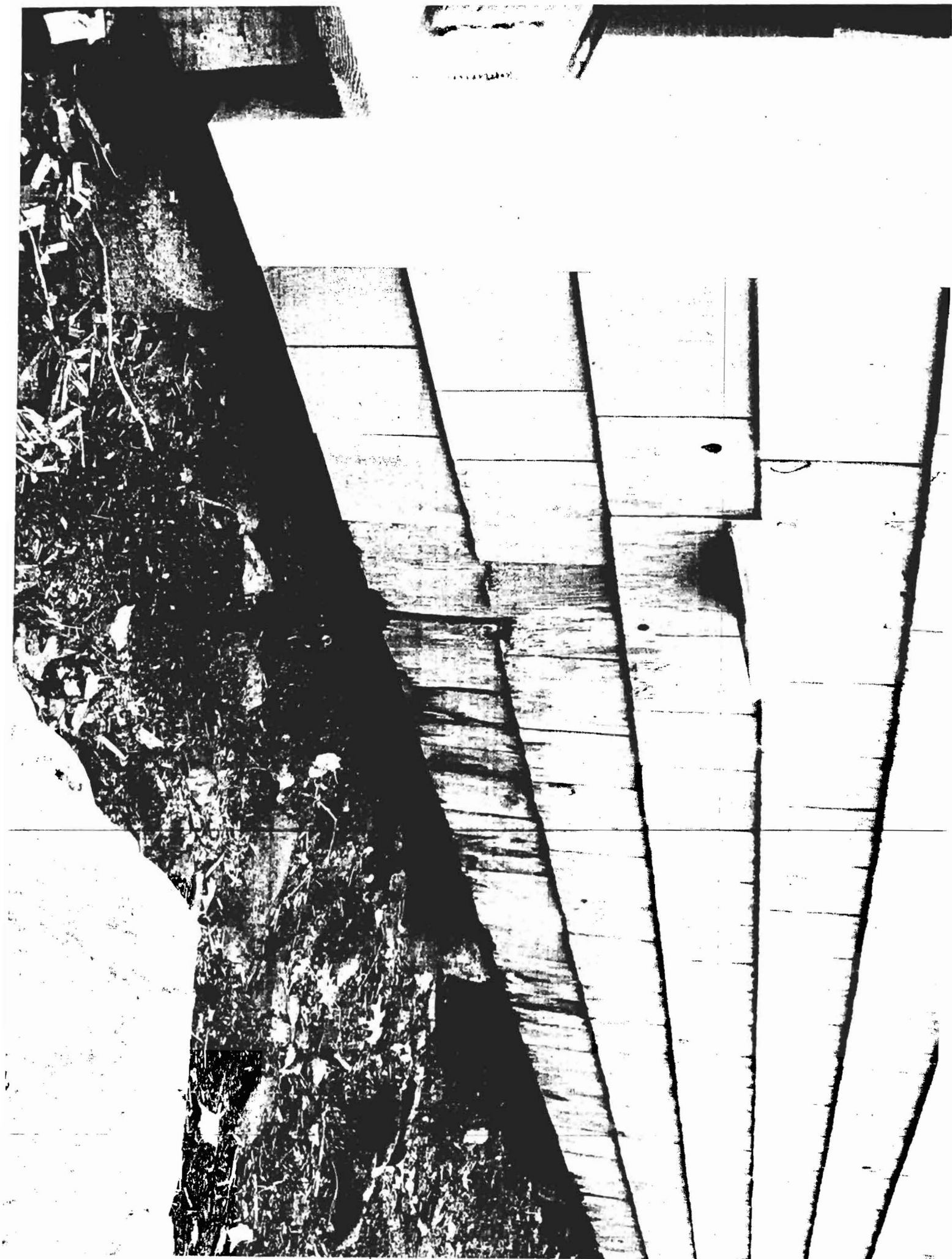
TOTAL HEIGHT OF  
PROPOSED STRUCTURE  
31'9" (< 35'-0" MAX)



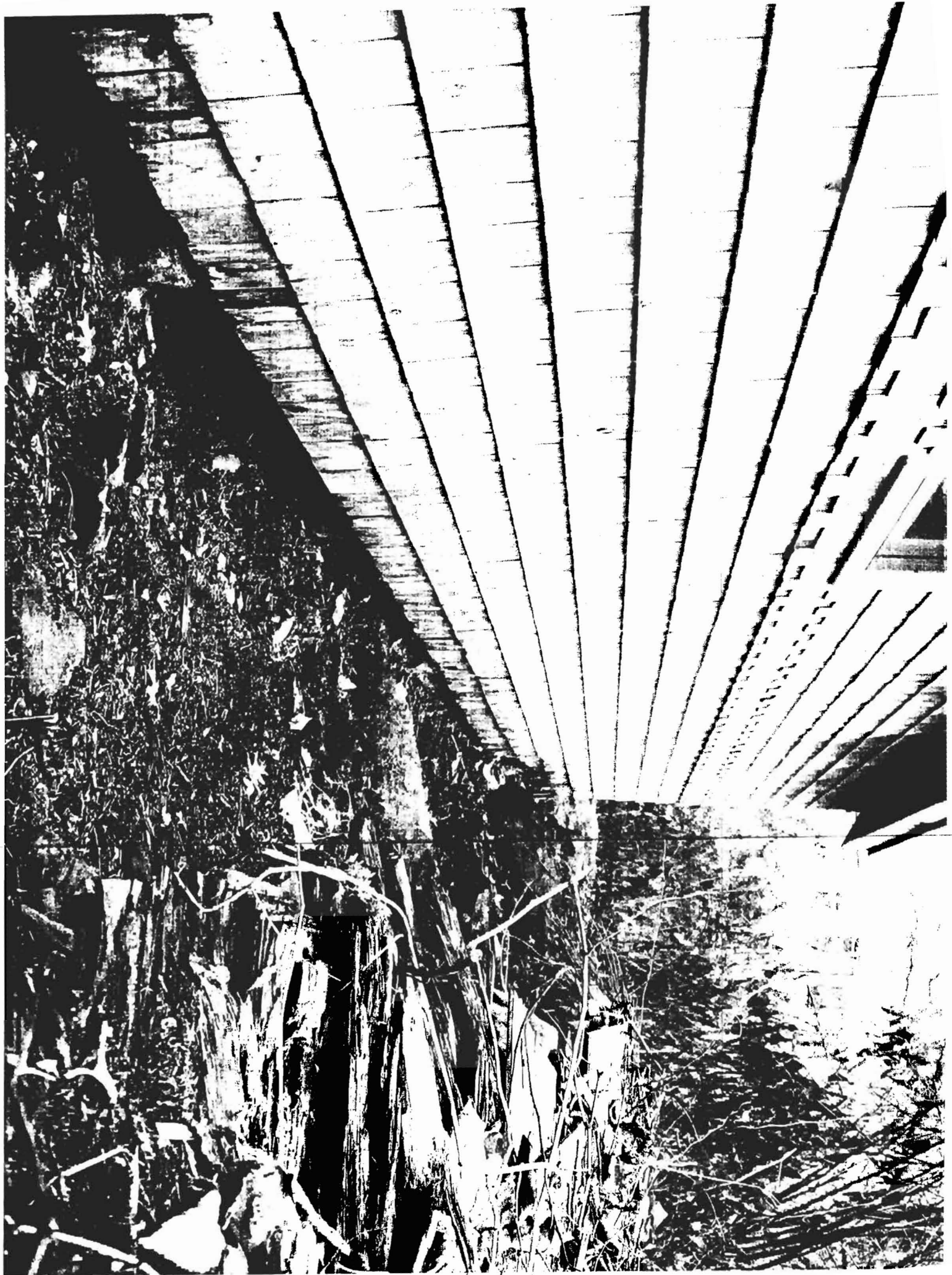
4113/00



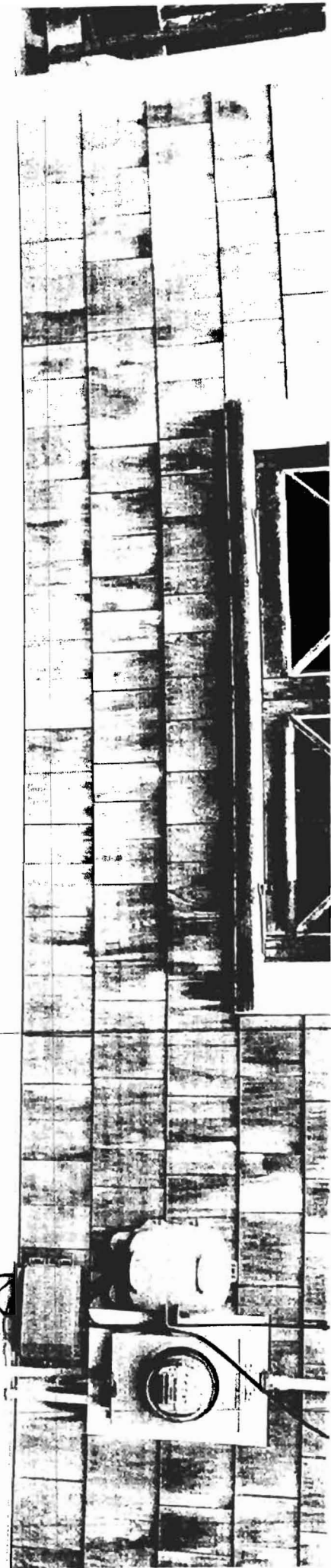
11/13/00



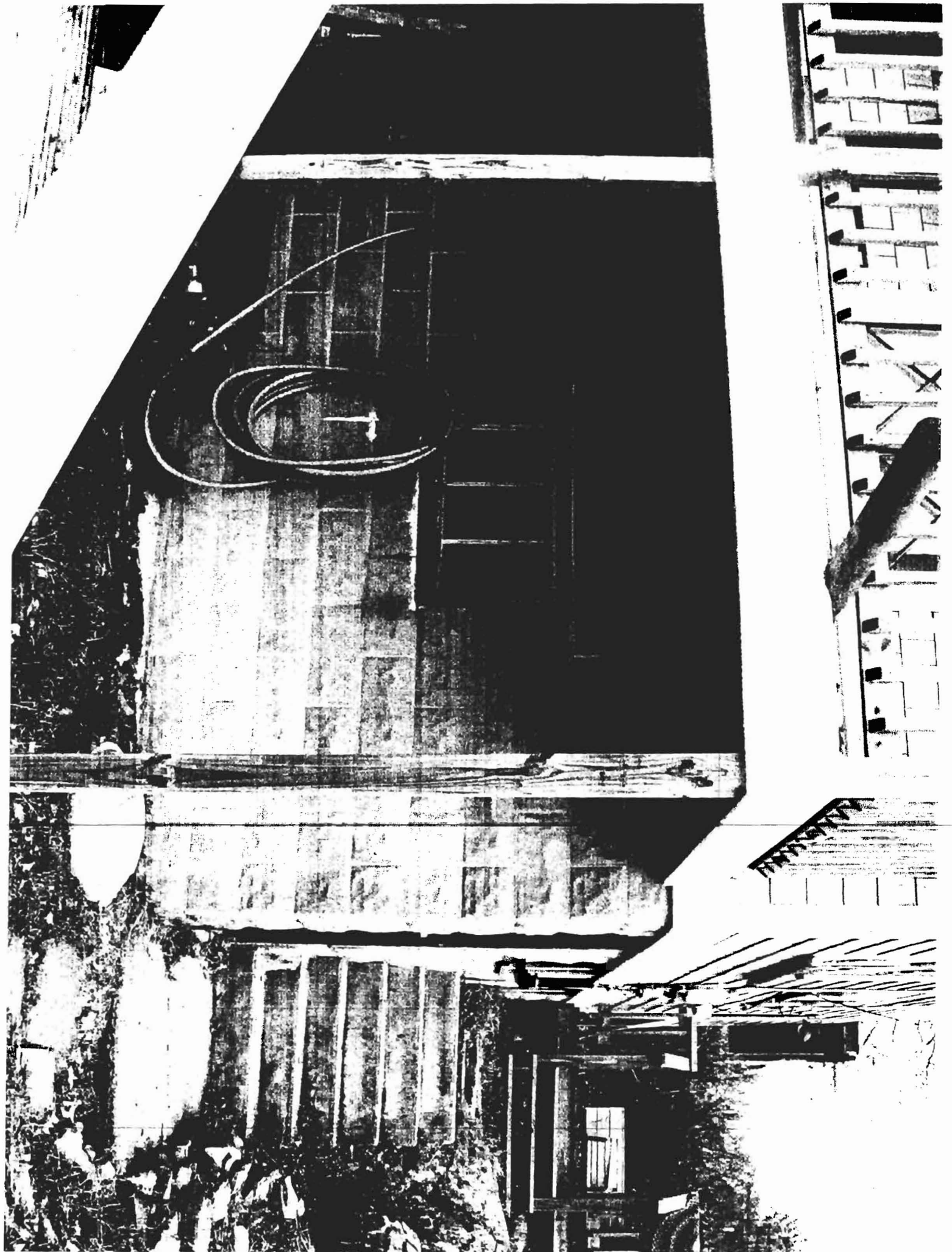
11/13/08



11/3/08



11/31/09



11/13/08





Portland  
Recycles  
Recycling

11/31/00



11/13/08



11/3/00



11/13/08

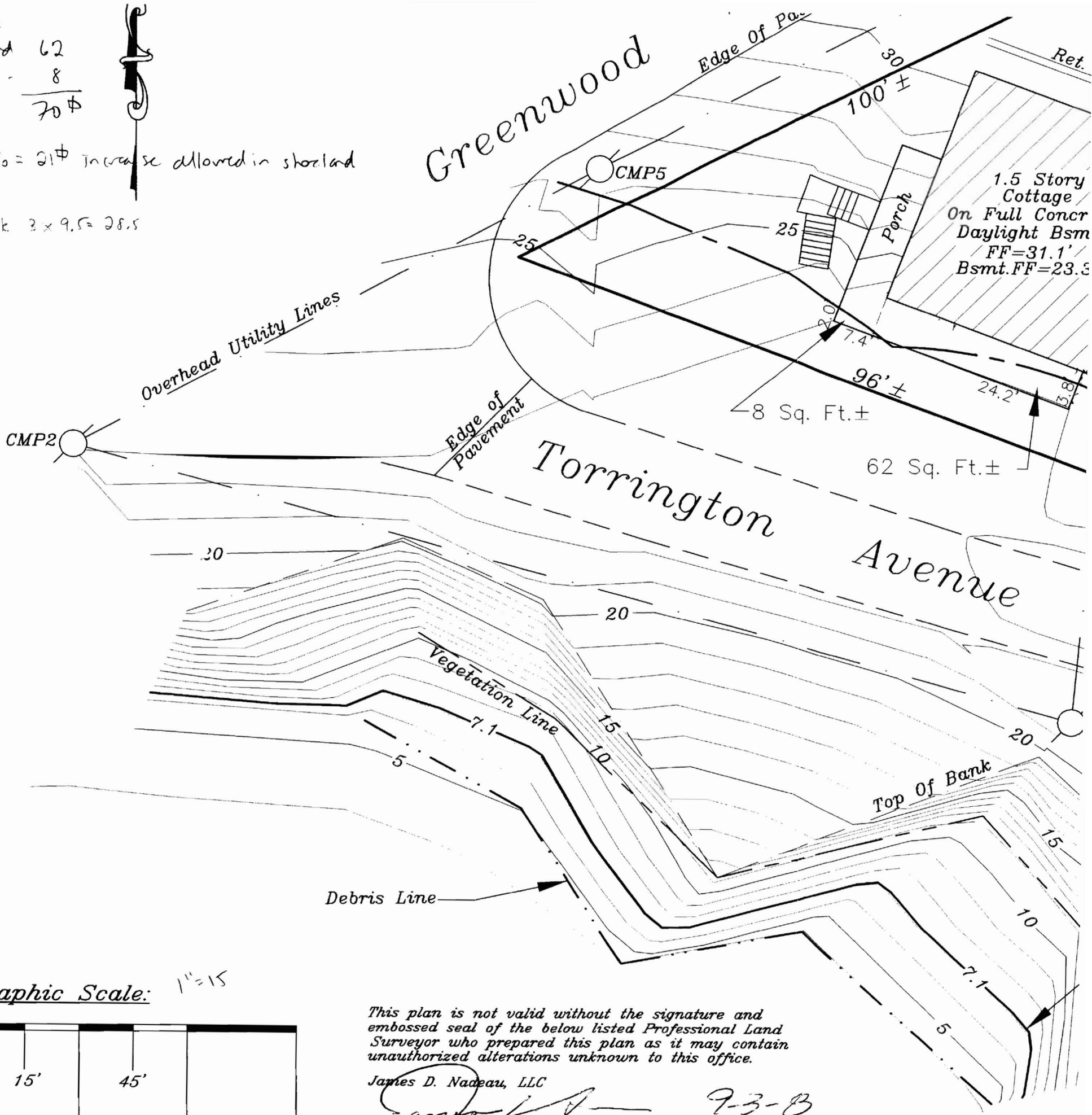


11/13/08

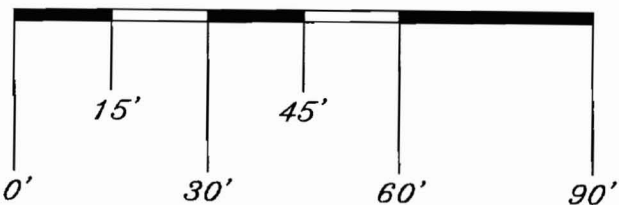
area in  
shoreland 62  
8  
70 ±

30% = 21 ± increase allowed in shoreland

right bank  $3 \times 9.5 = 28.5$



Graphic Scale: 1" = 15'



This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

James D. Nadeau, LLC

*[Signature]*  
James D. Nadeau, P.L.S. #2124 (agent)

7-3-08  
Date:

research has been performed to determine if on-site appurtenances exist, if any.

7. This office has not made any determination pertaining to wetlands on-site.
8. This office does not accept any liability for errors in the Plan References listed hereon.
9. Locus Parcel is shown on the City of Portland Assessor's Map 84, Block S, as Lot 6, and is known as 38 Torrington Avenue.
10. Elevations are based on NGVD29 per Plan Reference 2. TBM = PK Nail in base of Pole CMP4 (EL=36.28').
11. The apparent right of way and boundary lines depicted on this sketch are based on Plan Reference 1 listed hereon and monumentation found in the field. This is not a boundary survey. No records research has been performed by this office. These boundary lines are apparent only.
12. Contour lines are based on interpolation of actual ground shots with spot grades. Errors in contours may exist between actual ground shots due to rocky terrain.

*Sketch Plan Depicting The Location Of High Water  
Made For*

*Horizon Builders, Inc.*

*Torrington Avenue & Greenwood Street*

***PEAKS ISLAND, PORTLAND, MAINE***

PREPARED BY:

**James D. Nadeau, LLC**  
Professional Land Surveyors

9 BRIGHTON AVENUE  
PORTLAND, ME 04102

PH. (207) 878-7870  
FAX (207) 878-7871

CORD OWNER: Richard & Patricia Ashton Silverhill Road Weymouth, MA 01757	DRAWN BY: TPB	PLAN DATE: 9/2/2008
	CHECKED BY: JDN/SBH	SURVEY DATE: Aug. 2008
	INSTR. Topcon GPT-3003W	SCALE: 1" = 30'
FIELD BOOK: FB 378/379 & Topcon Ranger	JOB No: 2081056	SHEET No: 1 Of 1