

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any. Attached

Permit Number: 0811359

PERMIT ISSUED

DEC 2 2008

CITY OF PORTLAND

This is to certify that ASHTON RICHARD & PATRICIA ASH S/Horizontal Builder
 has permission to Amendment to permit #081166, Reducing Second Floor Living Area to accomodate Deck
 AT 38 TORRINGTON AVE, PEAKS ISLAND CBL-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 written permission procured before this building or part thereof is lathed or otherwise dressed-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 H. Marple 12/1/08
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

12/1/08
 H

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-1359	Issue Date:	CBL: 084 S006001
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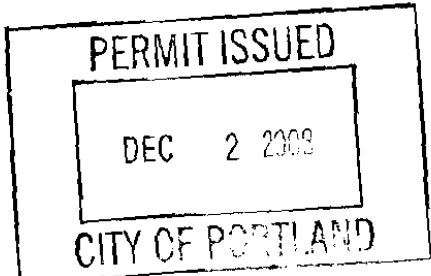
Location of Construction: 38 TORRINGTON AVE, PEAKS IS	Owner Name: ASHTON RICHARD & PATRICIA	Owner Address: 50 SILVERHILL RD	Phone: 508-473-7862
Business Name:	Contractor Name: Horizon Builders Inc.	Contractor Address: P O Box 802 Portland	Phone: 2072523551
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: IR-2

Past Use: Single Family Home	Proposed Use: Single Family Home - Amendment to permit #081166, Reducing Second Floor Living Area to accomodate Deck	Permit Fee: \$30.00	Cost of Work: \$0.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003	

Proposed Project Description: Amendment to permit #081166, Reducing Second Floor Living Area to accomodate Deck	Signature: <i>AM 12/01/08</i>
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: lmd	Date Applied For: 10/24/2008	Zoning Approval	
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<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 checked="" type="checkbox"/> Shoreland <i>part of existing covered deck it within 75' setback rest of</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Structure is out of 75' setback</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>10/31/08 Agm</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 Date: <i>Agm</i>
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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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

5-07-09

checked site re complaint of working beyond scope
of permit. - No work being done beyond scope
of permit(s). SMW

5-13-09 Framing post ok as to close



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

Received from Horizon Builders

Location of Work 38

Cost of Construction \$

Permit Fee \$

Building (IL) _____ Plumbing (IS)

Other amendment

CBL: 084 5006

Check #: 3121

Total Collected \$ 30.00

Spoke to Horizon Builders
+ told them the permit
amendment was ready
for pick-up. 12/1/08
Will pick up tomorrow

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by: [Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1359	Date Applied For: 10/24/2008	CBL: 084 S006001
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Location of Construction: 38 TORRINGTON AVE, PEAKS IS	Owner Name: ASHTON RICHARD & PATRICIA	Owner Address: 50 SILVERHILL RD	Phone: 508-473-7862
Business Name:	Contractor Name: Horizon Builders Inc.	Contractor Address: P O Box 802 Portland	Phone: (207) 252-3551
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	

Proposed Use: Single Family Home - Amendment to permit #081166, Reducing Second Floor Living Area to accomodate Deck	Proposed Project Description: Amendment to permit #081166, Reducing Second Floor Living Area to accomodate Deck
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 10/30/2008
Note: Permit #08-1166 added 464.14 of living space using 41% of the allowable increase. This amendment takes away 114 sf of living space to create a second floor porch. Now the proposed addition is adding a total of 350.14 sf which is 31% of the allowable 80% increase.			
<ol style="list-style-type: none"> 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: 12/01/2008
Note: Associated with permits 06-0650 and 08-1166			
Ok to Issue: <input checked="" type="checkbox"/>			
1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			



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/Area	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>84</u> <u>S</u> <u>6</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Patricia & Richard Ashton</u> Address City, State & Zip	Telephone: <u>(508)</u> <u>473-7862</u>
Lessee/DBA (If Applicable) <u>W/A</u>	Owner (if different from Applicant) Name Address <u>N/A</u> City, State & Zip	Cost Of Work: \$ <u>30.00</u> C of O Fee: \$ Total Fee: \$ <u>30.00</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</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>Amend Permit # 081166, Reducing Second Floor Living Area to accommodate Deck</u>		
Contractor's name: <u>HORIZON BUILDERS INC.</u>		
Address: <u>PO BOX 802</u>	City, State & Zip: <u>PORTLAND ME 04104</u>	Telephone: <u>207856 8060</u>
Who should we contact when the permit is ready: _____		Telephone: _____
Mailing address: _____		

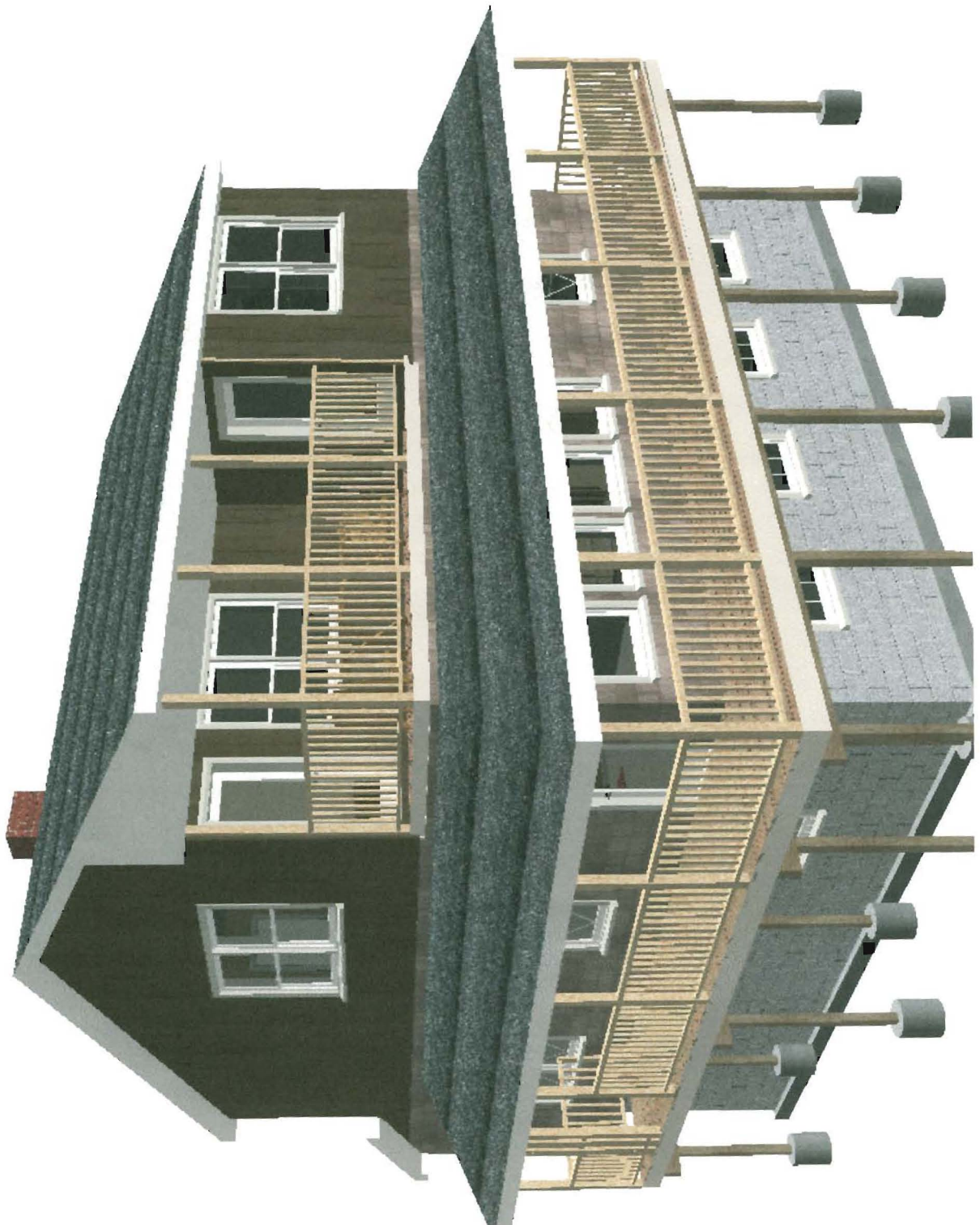
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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, 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: William [Signature] Date: 10/24/08

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

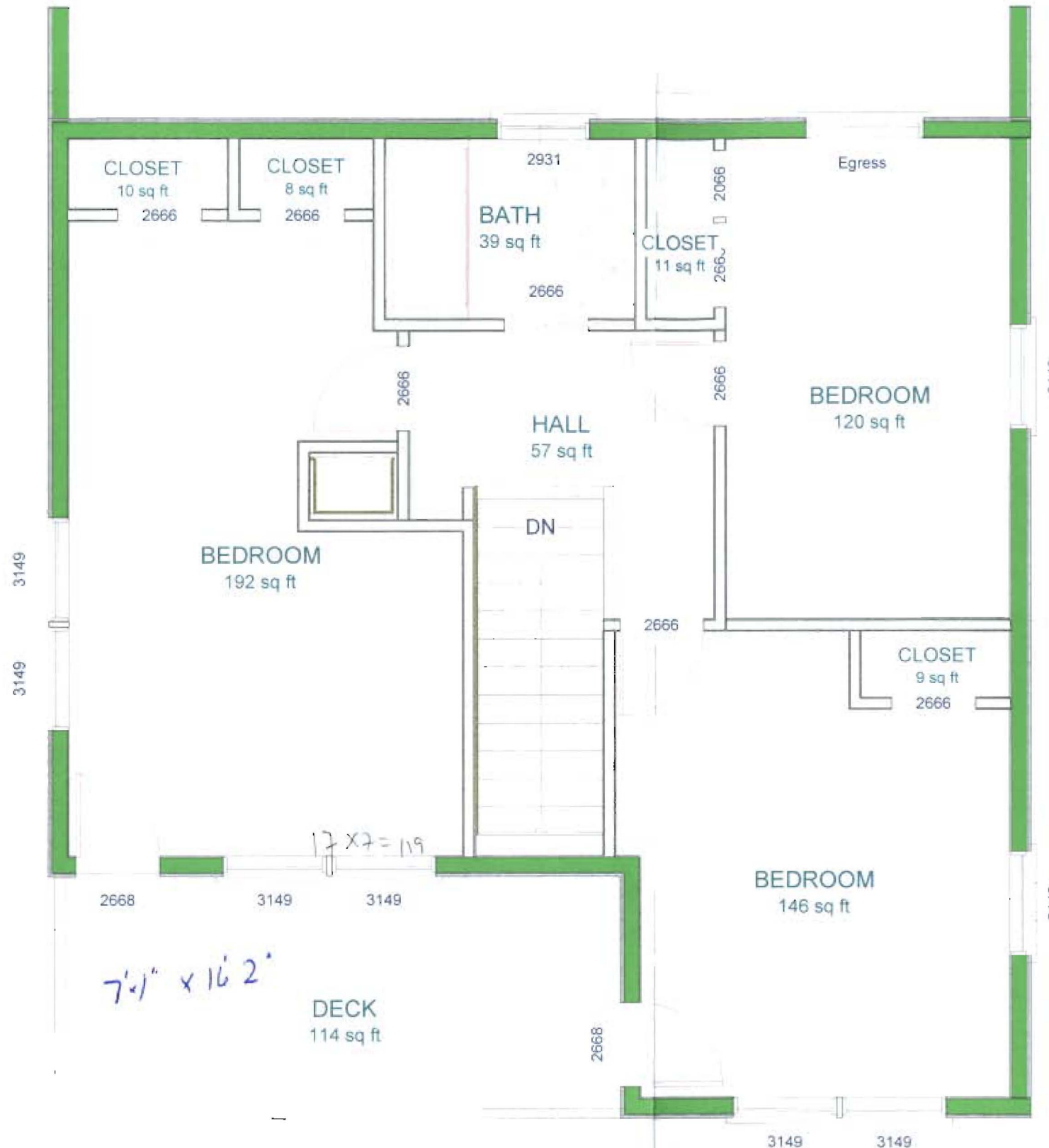


Proposed



DOOR SCHEDULE				
NUMBER	QTY	SIZE	DESCRIPTION	HEADER
D01	2	2668	EXT. HINGED-DEFAULT	2X6X34 (2)
D02	4	2666	BIFOLD	2X6X34 (2)
D03	3	2666	PANEL DOOR	2X6X34 (2)
D04	1	2066	BIFOLD	2X6X27 13/16 (2)

WINDOW SCHEDULE					
NUMBER	QTY	SIZE	DESCRIPTION	HEADER	COMMENTS
W01	1	2931	DOUBLE HUNG	2X6X37 (2)	
W02	1	3651	DOUBLE HUNG	2X8X46 (2)	
W03	8	3149	DOUBLE HUNG	2X8X41 (2)	



Notes:

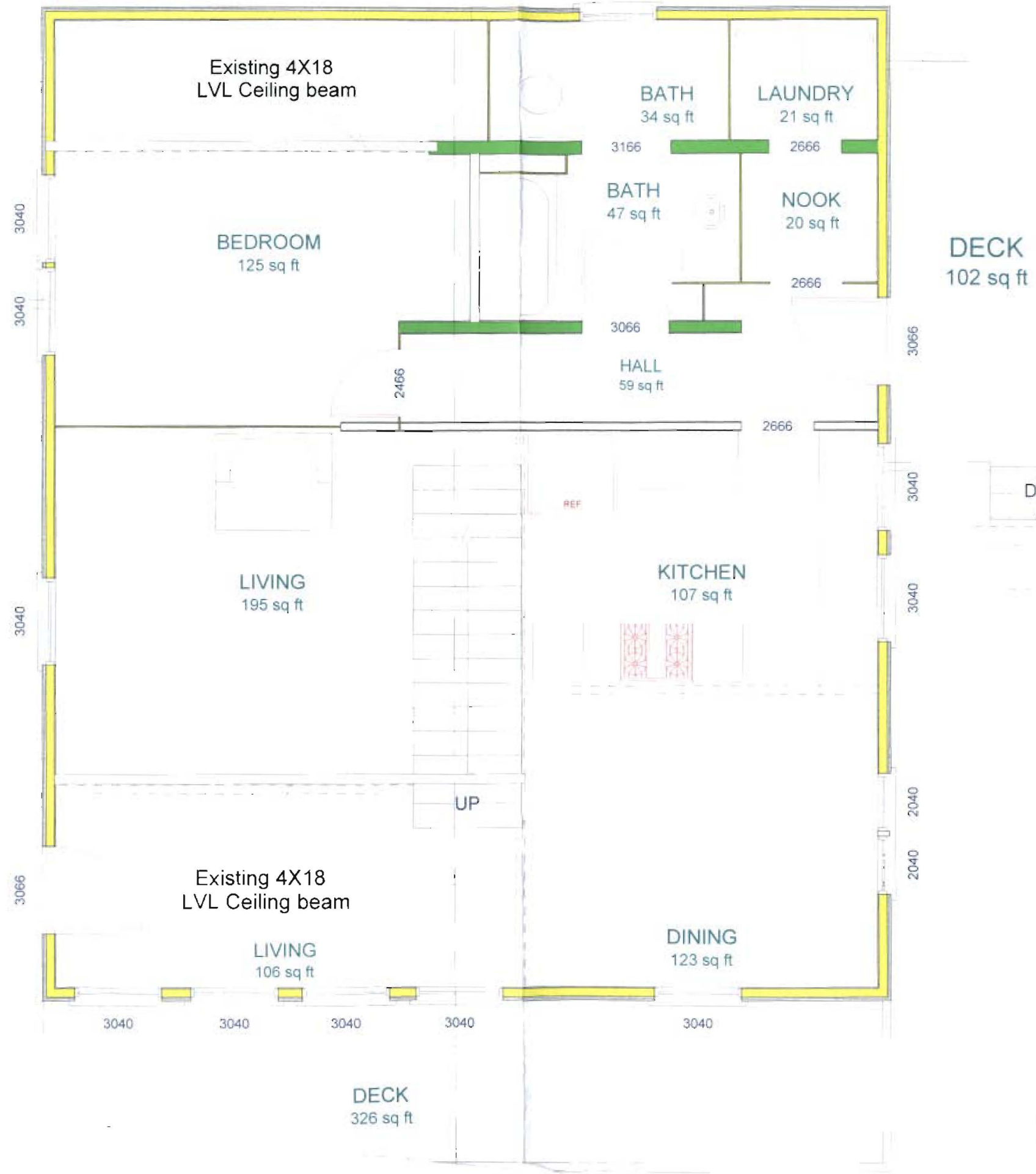
1. Sister existing 2X6 floor joists with 2X8
2. 3/4" Advantec sub-floor
3. Exterior wall framing: 2X6@2' o.c., R-19, 5/8" T-111, with cedar shingles
4. Roof trusses: per attached shop drawings
5. 3/4" Advantec roof sheathing, ice & water shield, Owens Corning architectural roofing
6. Second floor deck: 2X8 framing, 3/4" BCX w/ Duradek®, railings @36" high w/ 1-1/2" spindles @ 5" o.c.

**Second Floor Plan:
Revised 10/05/08**

38 Torrington Avenue
Peaks Island, Maine

Beam- 3 2"X8" spf, span < 8', Typ

Scale 1/4" = 1'



Stair Notes:
 Riser height: 7-1/2"
 Tread width: 10"
 Stairway width: 36" min.
 Railing height: 36"
 Spindle spacing: 3-15/16 max

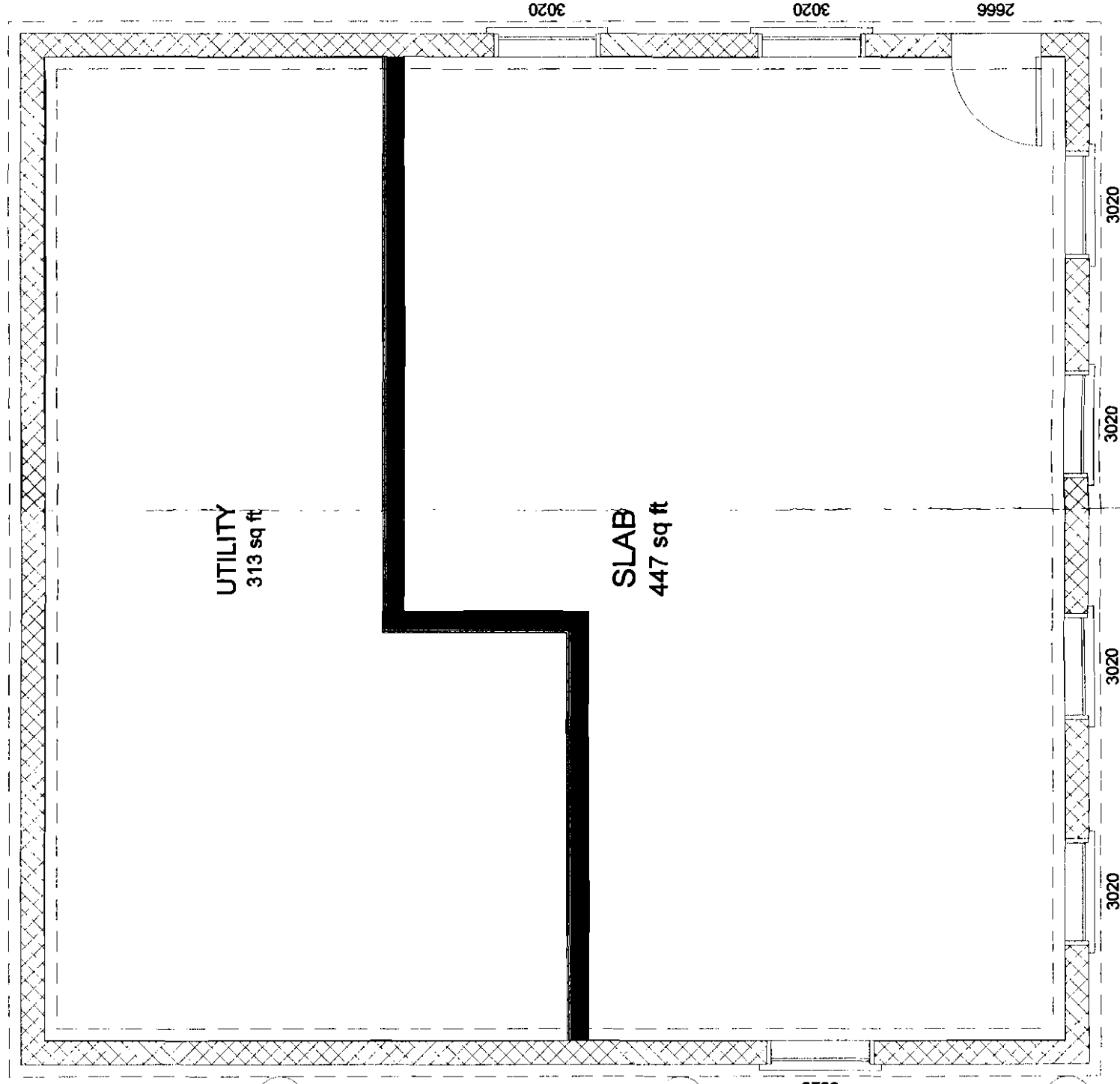
First Floor Plan

38 Torrington Avenue
 Peaks Island, Maine

Scale 1/4" = 1'

6"-8" dia. Concrete Piers,
Typ

4ft deep



Foundation Plan

38 Torrington Avenue
Peaks Island, Maine

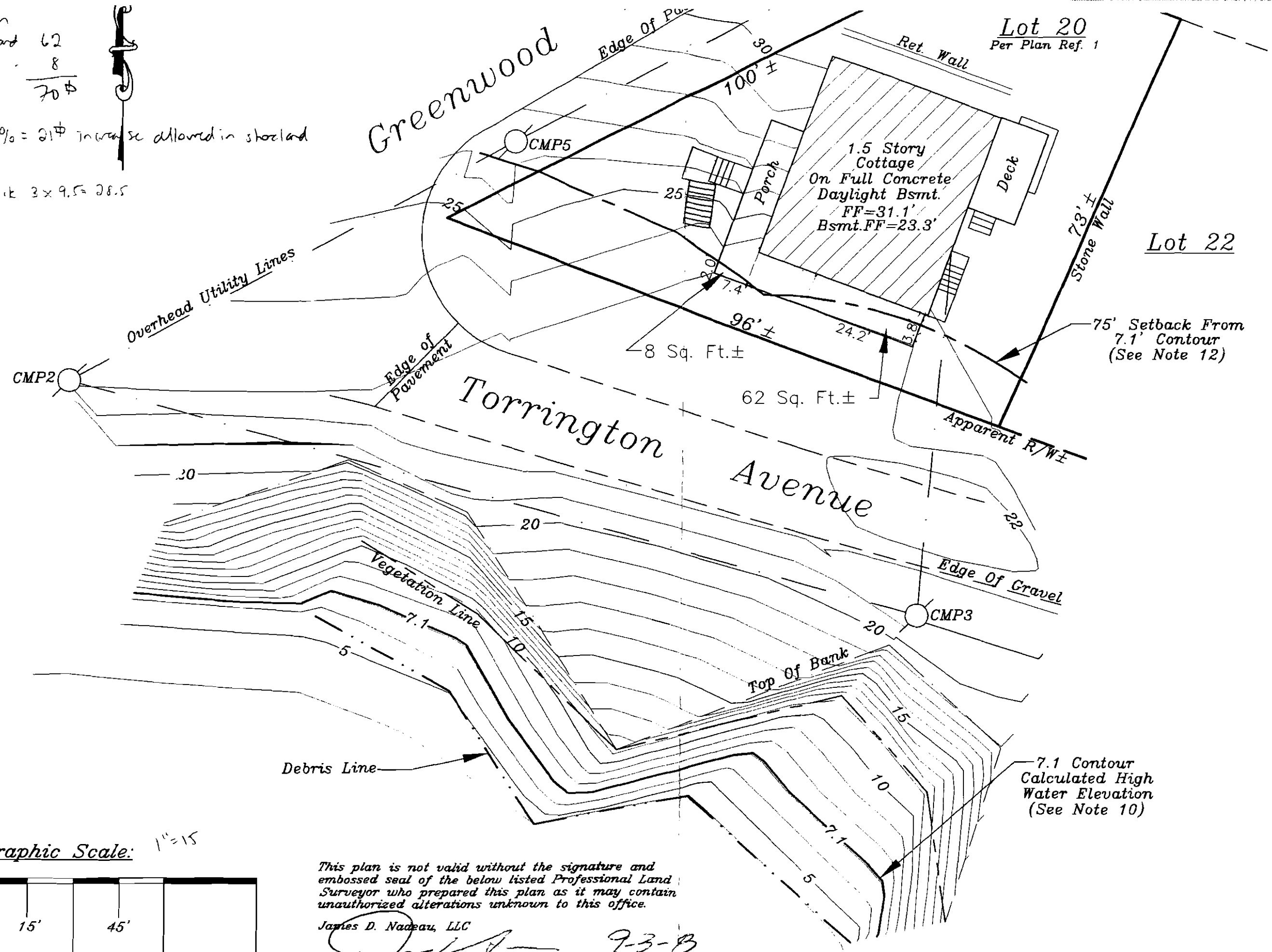
Scale 1/4" = 1'

area in
shoreland 62
8
70 ±



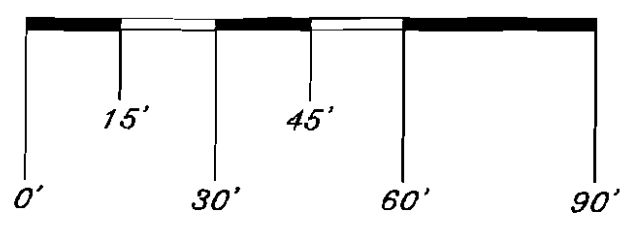
30% = 21 ± increase allowed in shoreland

right of way 3 x 9.5 = 28.5

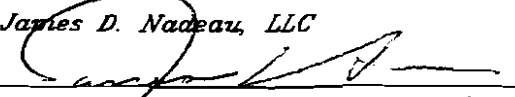


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- 9. Locus
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base of
- 11. The ap
based
field
perform
- 12. Contour
grades
rocky

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

 James D. Nadeau, P.L.S. #2124 (agent) Date: 9-3-08

Sketch
To
PEA

PREPARED BY:

918 BRIGHTON AV
PORTLAND, ME 04

RECORD OWNER:

Richard & Patricia
50 Silverhill Road
Milford, MA 01757