



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

6-17 2009

Received from

Horizon Builders

Location of Work

39 Turrill

Cost of Construction

\$

Building Fee:

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

Total:

30

Building (1L)

Plumbing (15)

Electrical (12)

Site Plan (U2)

Other

Cost

84 6

Check #:

3180

Total Collected \$

30

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by:

J. J.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

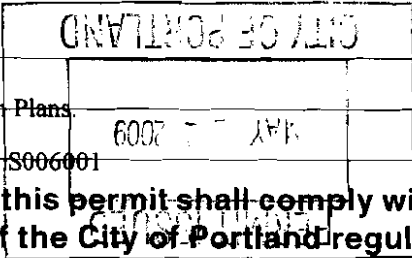
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 090480

This is to certify that ASHTON RICHARD & PATRICIA ASHTON Horizon Building
has permission to Revision to permit #08-1166/Complete the second Floor as Indicated on Plans.
AT 38 TORRINGTON AVE, PEAKS ISLAND City # 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 lath or other closed-in. 2 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

Christy S. M. 5/22/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED

Christy
4/10 *SMT*

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0480	Issue Date: 5/22/09	CBL: 084 S006001
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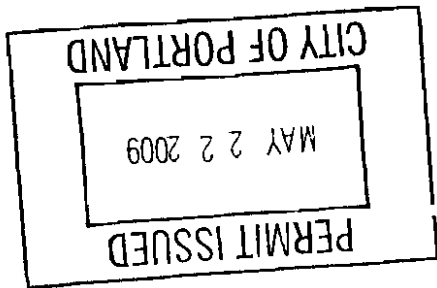
Location of Construction: 38 TORRINGTON AVE, PEAKS IS	Owner Name: ASHTON RICHARD & PATRICIA	Owner Address: 50 SILVERHILL RD	Phone: 508-473-7862
Business Name:	Contractor Name: Horizon Builders Inc.	Contractor Address: P O Box 802 Portland	Phone: 2072523551
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: IR-2

Past Use: Single Family Home	Proposed Use: Single Family Home - Revision to permit #08-1166/Complete the Second Floor as Indicated on Plans.	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IRC-2003	

Proposed Project Description: Revision to permit #08-1166/Complete the Second Floor as Indicated on Plans.	Signature:	Signature: <i>CL 5/22/09</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: 05/19/2009	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input checked="" type="checkbox"/> Shoreland <i>part of existing covered porch is within 75' setback rest of structure is beyond 75'</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/ conditions</i></p> <p>Date: 5/21/09 <i>AM</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied <i>AM</i></p> <p>Date:</p>
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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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City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0480	Date Applied For: 05/19/2009	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: Additions - Dwellings	

Proposed Use: Single Family Home - Revision to permit #08-1166/Complete the Second Floor as Indicated on Plans.	Proposed Project Description: Revision to permit #08-1166/Complete the Second Floor as Indicated on Plans.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 05/21/2009
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
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: Chris Hanson	Approval Date: 05/22/2009
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere. 2) Fastener schedule per the IRC 2003 3) The attic scuttle opening must be 22" x 30". 4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms _____ ing the bedrooms, and on every level. 5) The design load spec sheets for any engineered beam(s) / Trusses must be sub _____ 6) Separate permits are required for any electrical, plumbing, sprinkler _____ ms. Separate plans may need to be submitted for approval as a part of this process. 7) Application approval based upon information provided _____ tures separate review and approval prior to work.			

*OK. to Issue
Will Pick-up.*

Comments:

5/20/2009-lmd: See Gayle G with question re: permit intake.



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</u>		
Total Square Footage of Proposed Structure <u>1060 SF</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>04</u> Block# <u>5</u> Lot# <u>6</u>	Owner: <u>Patricia & Richard Ashton</u>	Telephone: <u>(508) 473-7862</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>50 Silver Hill Rd Milford, MA 01757</u>	Cost Of Work: \$ <u>15,000</u> Fee: \$ <u>170.00</u> C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Single Family</u> If vacant, what was the previous user? <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>Revised Permit # 08-1359 & 08-1166 Complete second floor finishes as indicated in attached plan.</u>		
Contractor's name, address & telephone: <u>HORIZON BUILDERS INC. PO BOX 802 PORTLAND ME 04104</u>		
Who should we contact when the permit is ready: <u>BILL CHILDS</u>		MAY 19 2009
Mailing address: _____ Phone: <u>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.

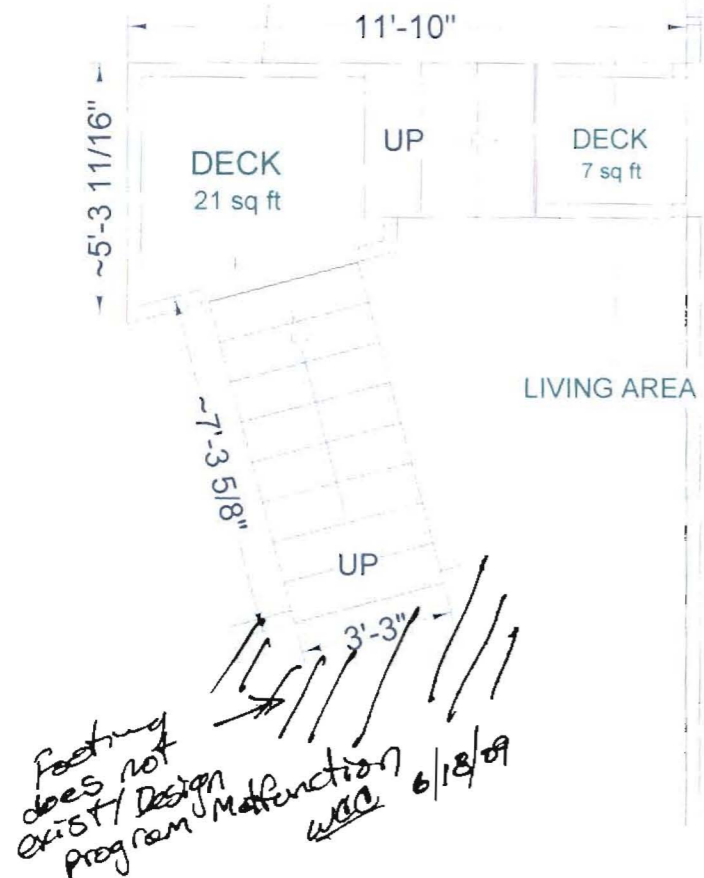
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 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>William O. Ollivier</u>	Date: <u>5/19/09</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Remove and replace existing entry system.



First Floor Plan
38 Torrington Avenue
Peaks Island, Maine

Scale 1/4" = 1'

JUN 17 2009

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Stair Notes:

Lower intermediate landing to accommodate rise and runs to meet current code

upper

Riser height: *Max 7 3/4"*
 Tread depth: *Min. 10"*
 Stairway width: 39-1/2"
 Railing height: 36" Min
 Spindle spacing: < 3-15/16"

Lower

Riser height: *Max 7 3/4"*
 Tread depth: *Min 10"*
 Stairway width: 45-1/2"
 Railing height: 36" Min.
 Spindle spacing: < 3-15/16"

upper landing:

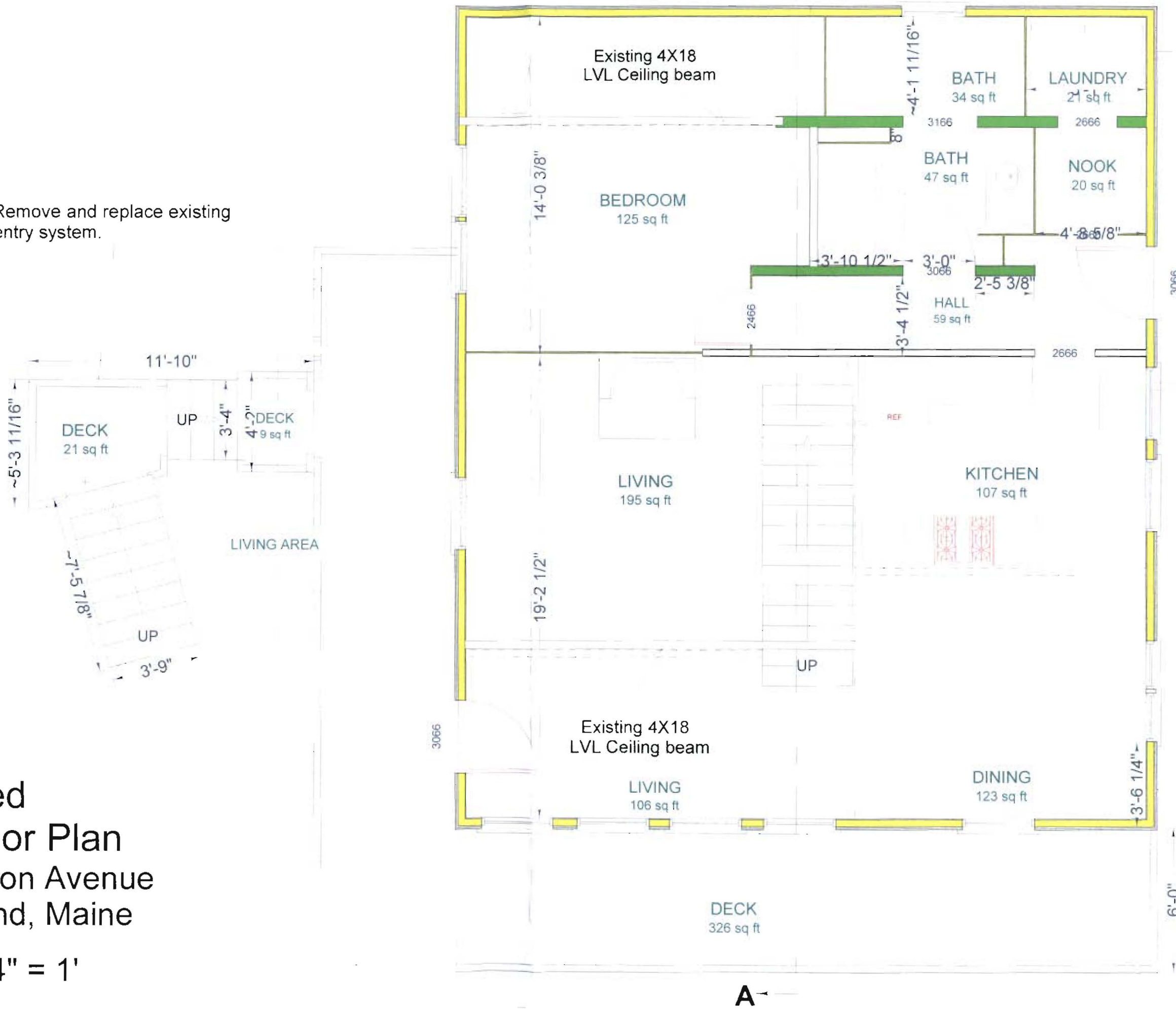
width: 50"
 depth: 38"
 Railing height: 36" Min.

All Surfaces: 5/4 x 6" PT
 Platform Framing: 2"x6" PT
 Stair Framing: 2"x12" PT
 Supporting and rail posts; 4"x4" PT
 Footings & 6" tubes 48" deep or keyed to ledge w/ post anchors
 Stair landing: 4" slab on grade

Remove and replace existing entry system.

Proposed First Floor Plan
 38 Torrington Avenue
 Peaks Island, Maine

Scale 1/4" = 1'



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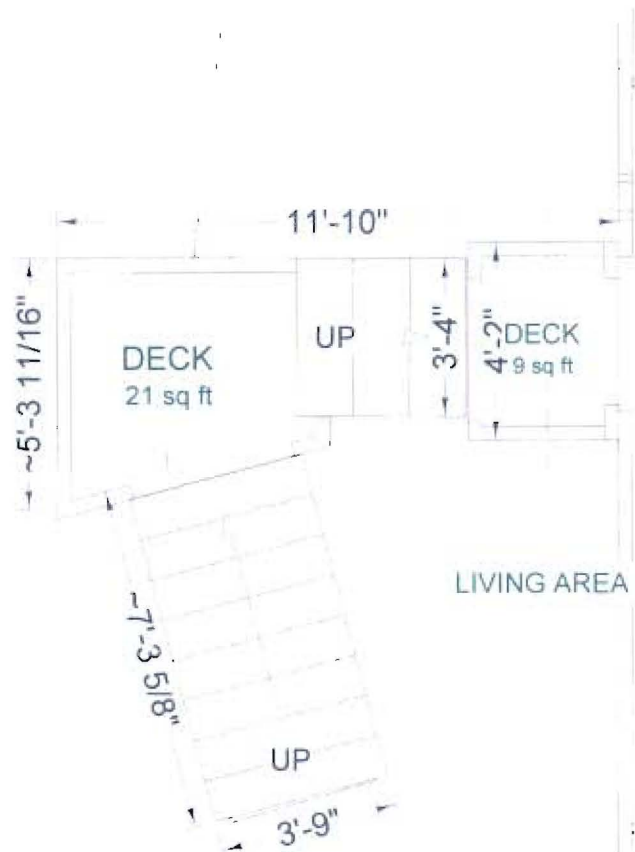
Remove and replace existing entry system.

Existing Stair Notes:

Upper
 Riser height: 5-3/4" - 6-1/2"
 Tread depth: 13"
 Stairway width: 39-1/2"
 Railing height: 34-1/2"
 Spindle spacing: do not exist

Lower
 Riser height: 5-1/1" - 6-3/4"
 Tread depth: 11"
 Stairway width: 45-1/2"
 Railing height: 32"
 Spindle spacing: do not exist

upper landing:
 width: 50"
 depth: 38"
 Railing height: 37-3/4"



**Existing
 First Floor Plan**
 38 Torrington Avenue
 Peaks Island, Maine

Scale 1/4" = 1'



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