

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BU **PERMIT** ION

Permit Number: 090632

This is to certify that ASHTON RICHARD & PATRICK A ASHTON Horizon Building
 has permission to Remove & Replace rotten stairs @ west side of first floor deck
 AT 38 TORRINGTON AVE Peaks Island CB 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 red-in. 24 HOURS 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

Director Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

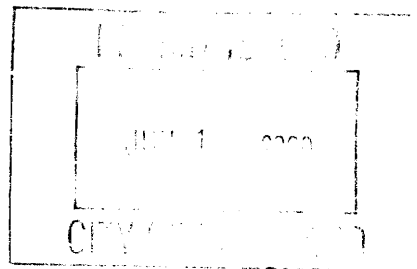
| | | |
|-----------------------|-------------|---------------------|
| Permit No: 09-0632 | Issue Date: | CBL: 084 S006001 |
|-----------------------|-------------|---------------------|

| | | | |
|---|---|---|---------------------|
| 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: Alterations - Dwellings | Zone: IR-2 |

| | | | | |
|---|---|---|---|--------------------|
| Past Use: Single Family Home | Proposed Use: Single Family home - Remove & Replace rotten staircase @ west side of first floor deck | Permit Fee: \$30.00 | Cost of Work: \$1,000.00 | CEO District: 1 |
| Proposed Project Description: Remove & Replace rotten staircase @ west side of first floor deck | | FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i> | INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</i> | |
| | | Signature: | Signature: | |
| PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | | | | |
| Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied | | | | |
| Signature: _____ Date: _____ | | | | |

| | | | | |
|-----------------------------|---------------------------------|------------------------|--|--|
| Permit Taken By: Ldobson | Date Applied For: 06/17/2009 | Zoning Approval | | |
|-----------------------------|---------------------------------|------------------------|--|--|

- 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 checked="" type="checkbox"/> Shoreland <i>front edge of house within 75' but steps & rear of house beyond 75'</i> | <input type="checkbox"/> Variance | <input checked="" 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: <i>6/18/09 ABM</i> | Date: | Date: <i>ABM</i> |

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

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.

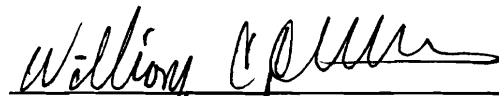
 X Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

 X Framing and Final inspection required. This can be done at the same time as long as the framing remains visible.

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.

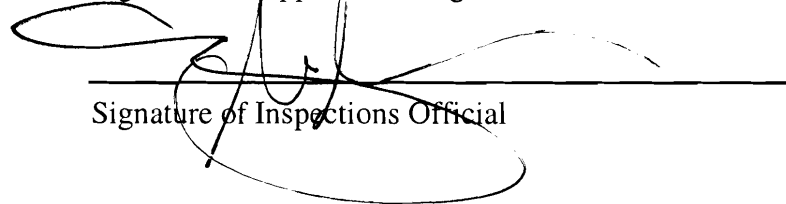
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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



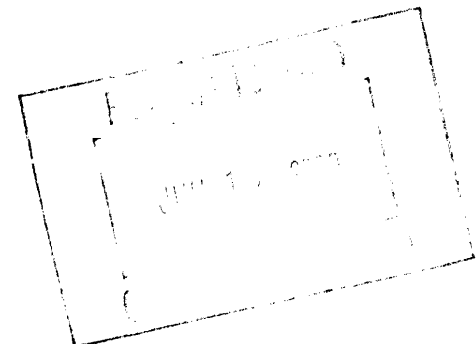
Signature of Applicant/Designee

 6/18/09
Date



Signature of Inspections Official

 6/18/09
Date



City of Portland, Maine - Building or Use Permit

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

| | | |
|------------------------------|--|----------------------------|
| Permit No: 09-0632 | Date Applied For: 06/17/2009 | CBL: 084 S006001 |
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|--|--|--|--------------------------------|
| 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 (207) 252-3551 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Dwellings | |

| | |
|--|---|
| Proposed Use: Single Family home - Remove & Replace rotten staircase @ west side of first floor deck | Proposed Project Description: Remove & Replace rotten staircase @ west side of first floor deck |
|--|---|

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/18/2009

Note:**Ok to Issue:**

- 1) This permit is being issued with the condition that the stairs must be rebuilt with inthe existing footprint and the base of the stairs must be located beyond the 75' setback from the highest tide.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** Tammy Munson **Approval Date:** 06/18/2009

Note:**Ok to Issue:**

- 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</u> | | |
| Total Square Footage of Proposed Structure <u>N/A</u> | Square Footage of Lot | |
| Tax Assessor's Chart, Block & Lot Chart# <u>84</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: \$ _____ Fee: \$ <u>30</u> 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>Remove & replace rotten stair case @ west side of first floor deck.</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> 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>Patricia Ashton</u> | Date: <u>6/16/09</u> |
|--|----------------------|

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

Karl

317-6688

Landing 38 x 50

0845006

Stairs plus deck = Top section
124.5" run

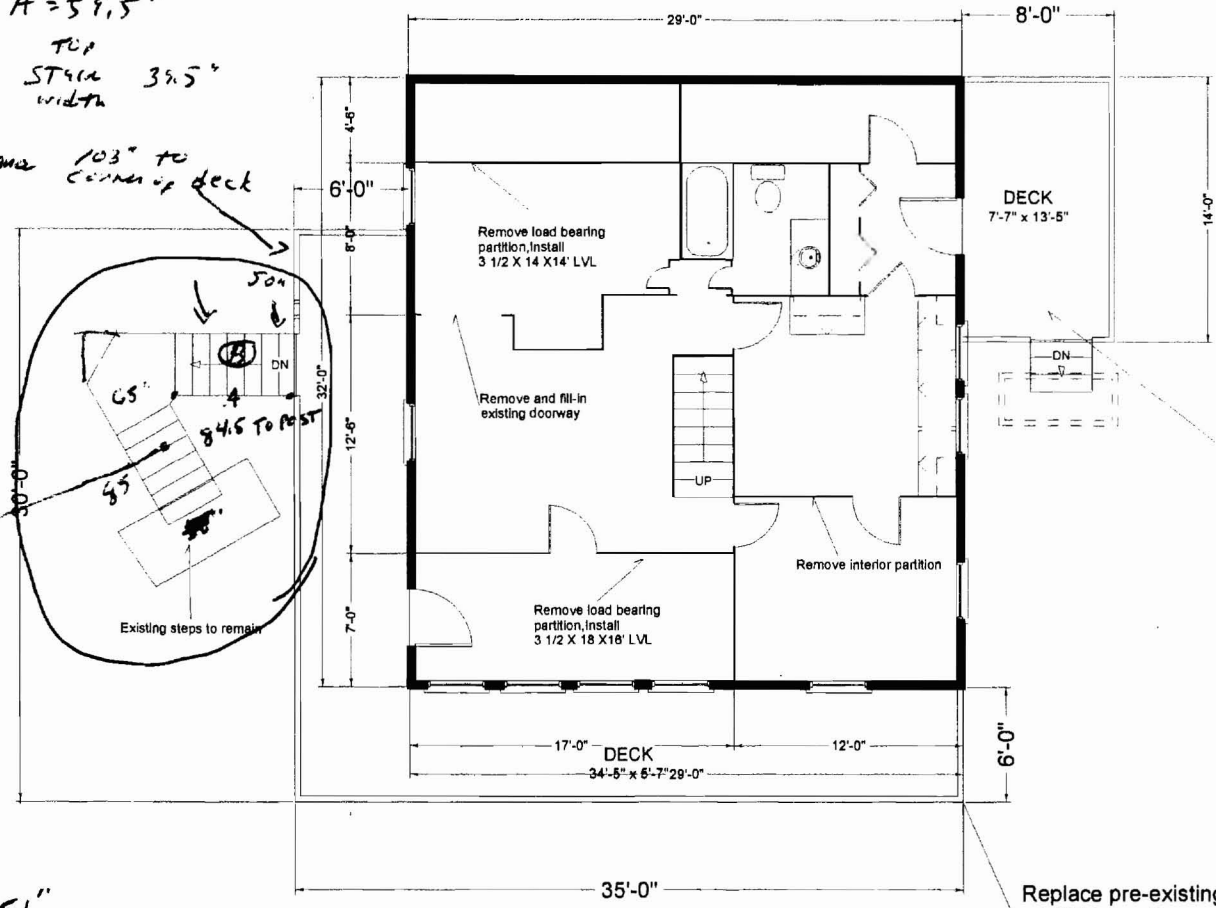
Bottom stair width
45 3/4

A = 59.5"

TOP STAIR 39.5" width

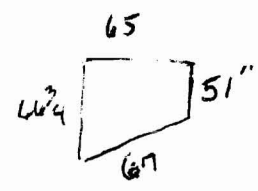
Distance 103" to corner of deck

STAIR W
45.5"



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

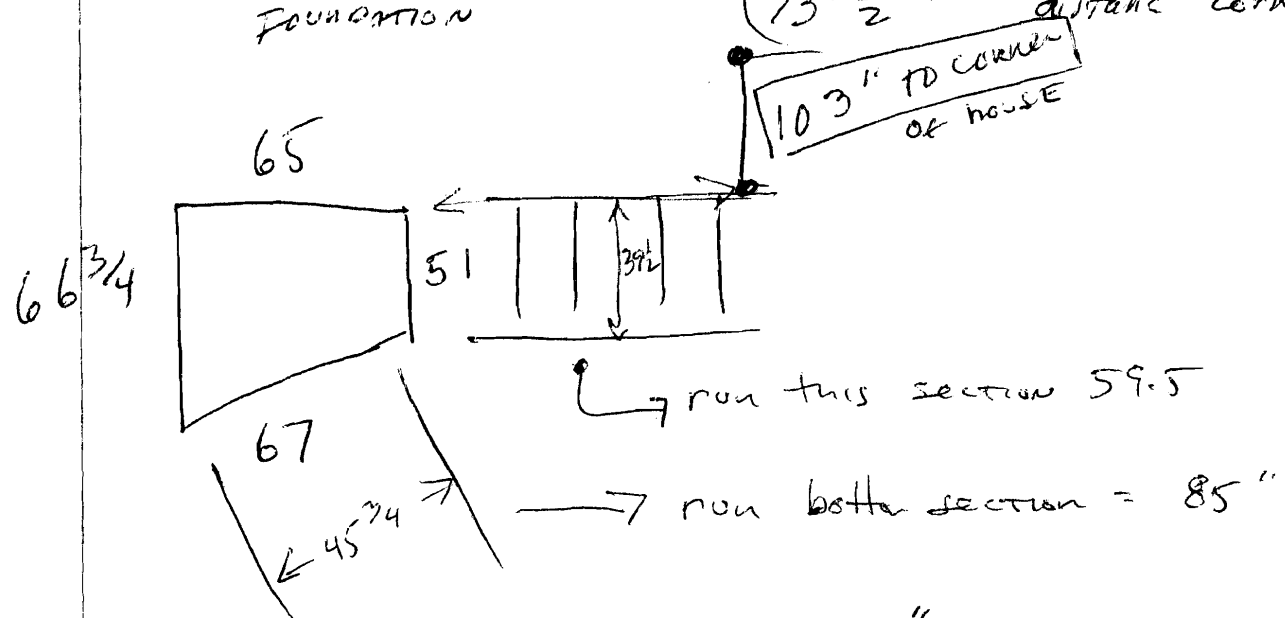
Landing 1 = 38 x 5
Landing 2

OUTSIDE corner
 left post better is IN LINE WITH FOUNDATION
 OUT SIDE POST ~~4 1/2'~~ ~~13' 1/2"~~
 13' 1/2"

252-3551

Karl 317-6688

OUTSIDE CORNER of OUTSIDE POST IN IN LINE W
FOUNDATION (13 1/2" distance corner)



Bottom Stain width - 45 3/4"
Top Stain width - 39 1/2"

RUN Bottom section =

STAINS + deck run Top section = 124 1/2"
run Bottom section =

38 Torrington Point

Karl 317-6688

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"

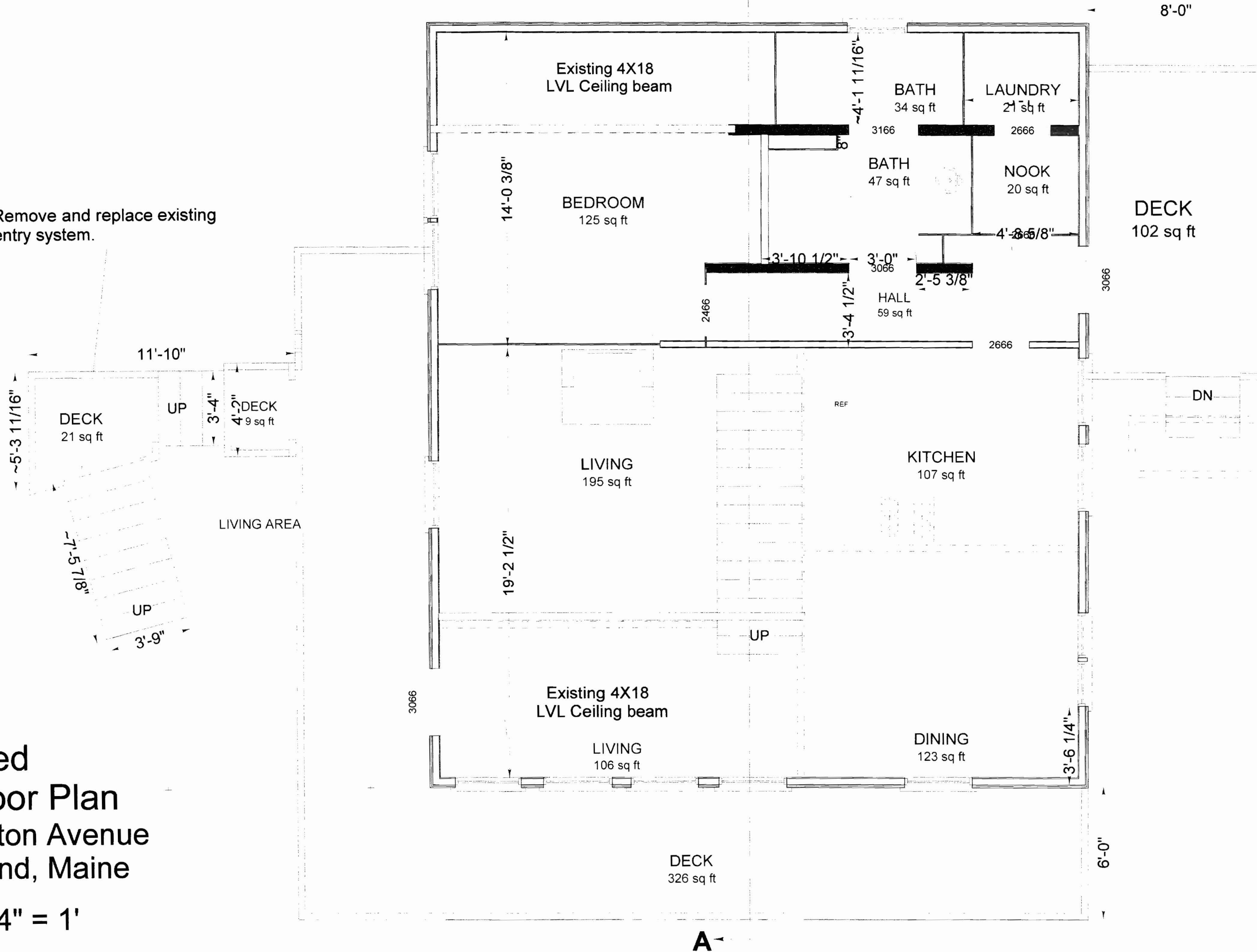
upper landing:
 width: 50"
 depth: 38"
 Railing height: 36" Min.

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'



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

Scale 1/4" = 1'

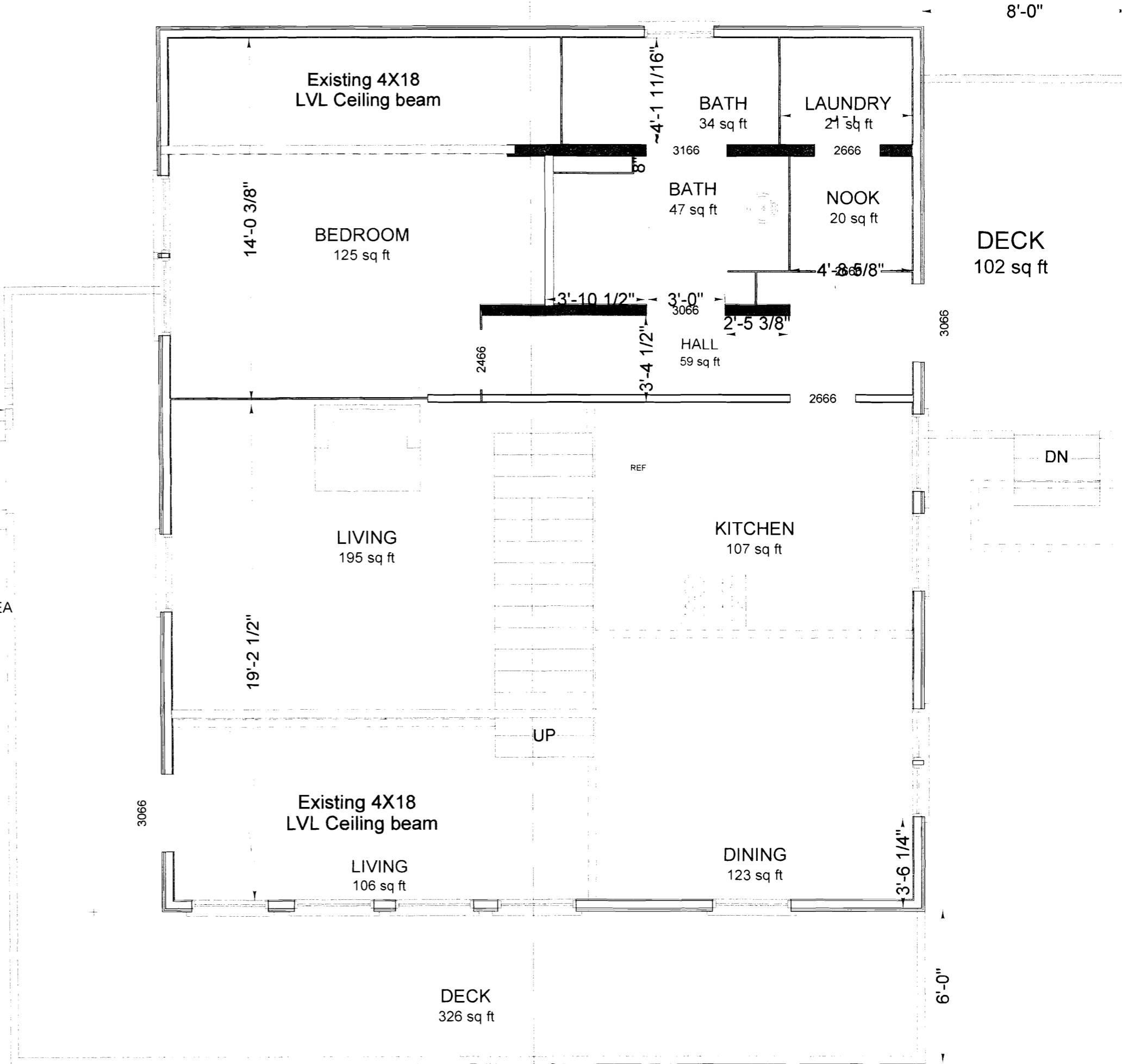
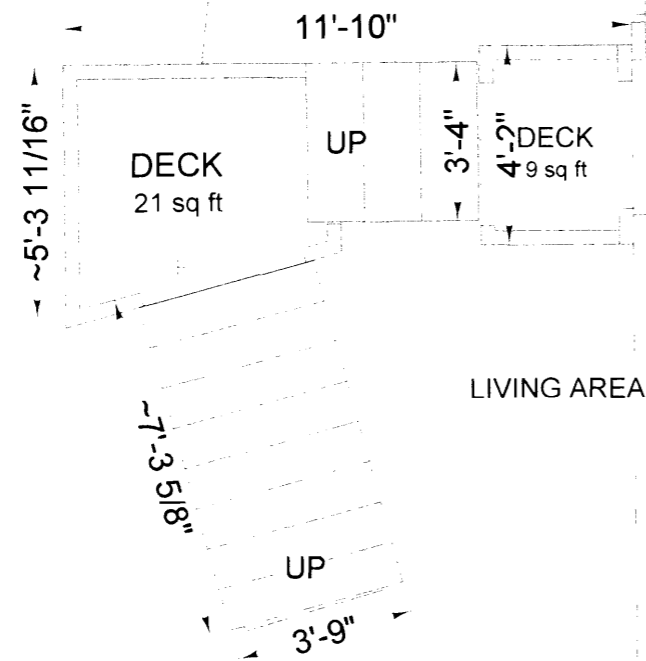
Existing Stair Notes:

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"

Remove and replace existing entry system.



A

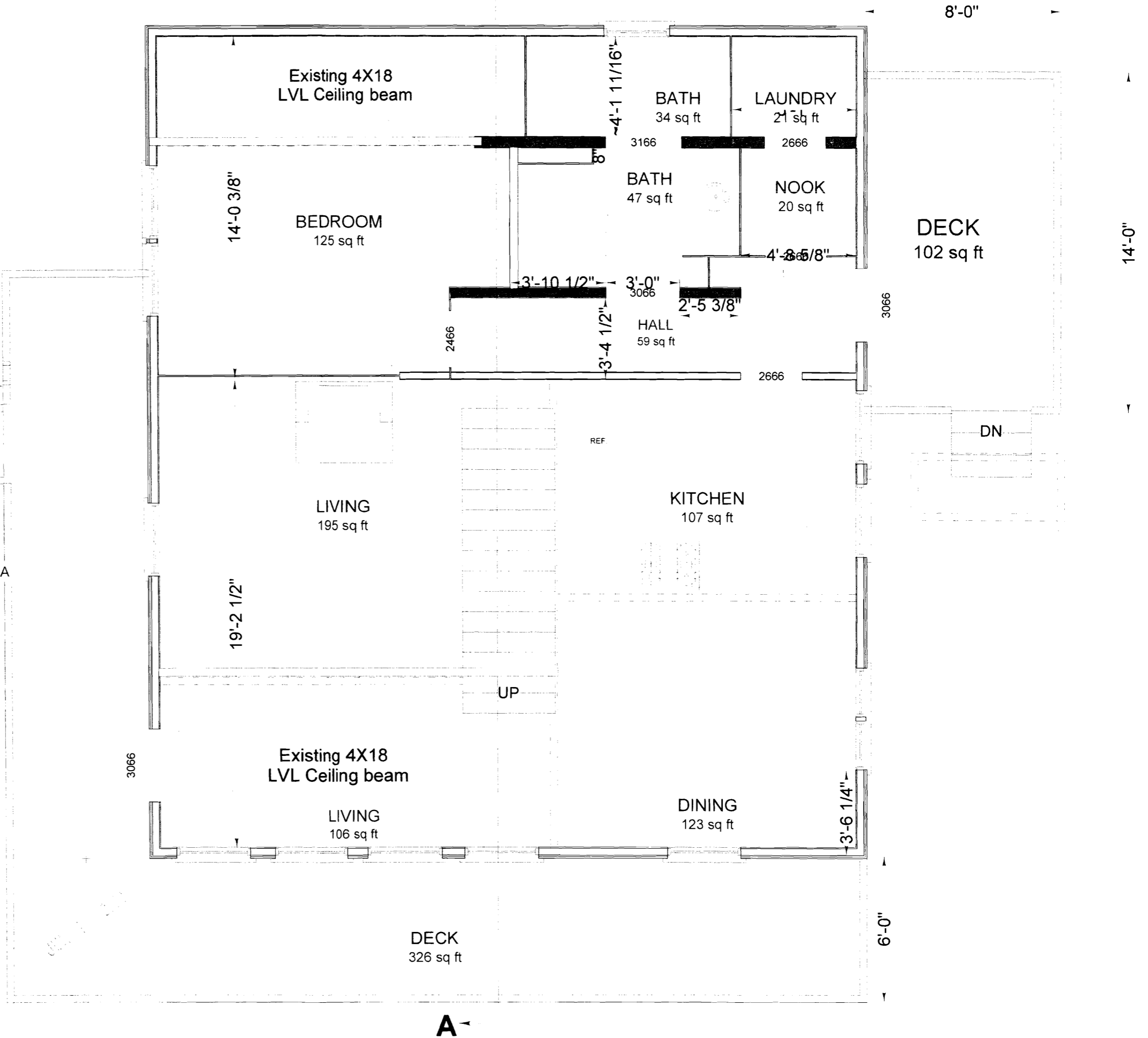
Remove and replace existing entry system.

Footings does not exist/Design program malfunction wcc 6/18/09

First Floor Plan

38 Torrington Avenue
Peaks Island, Maine

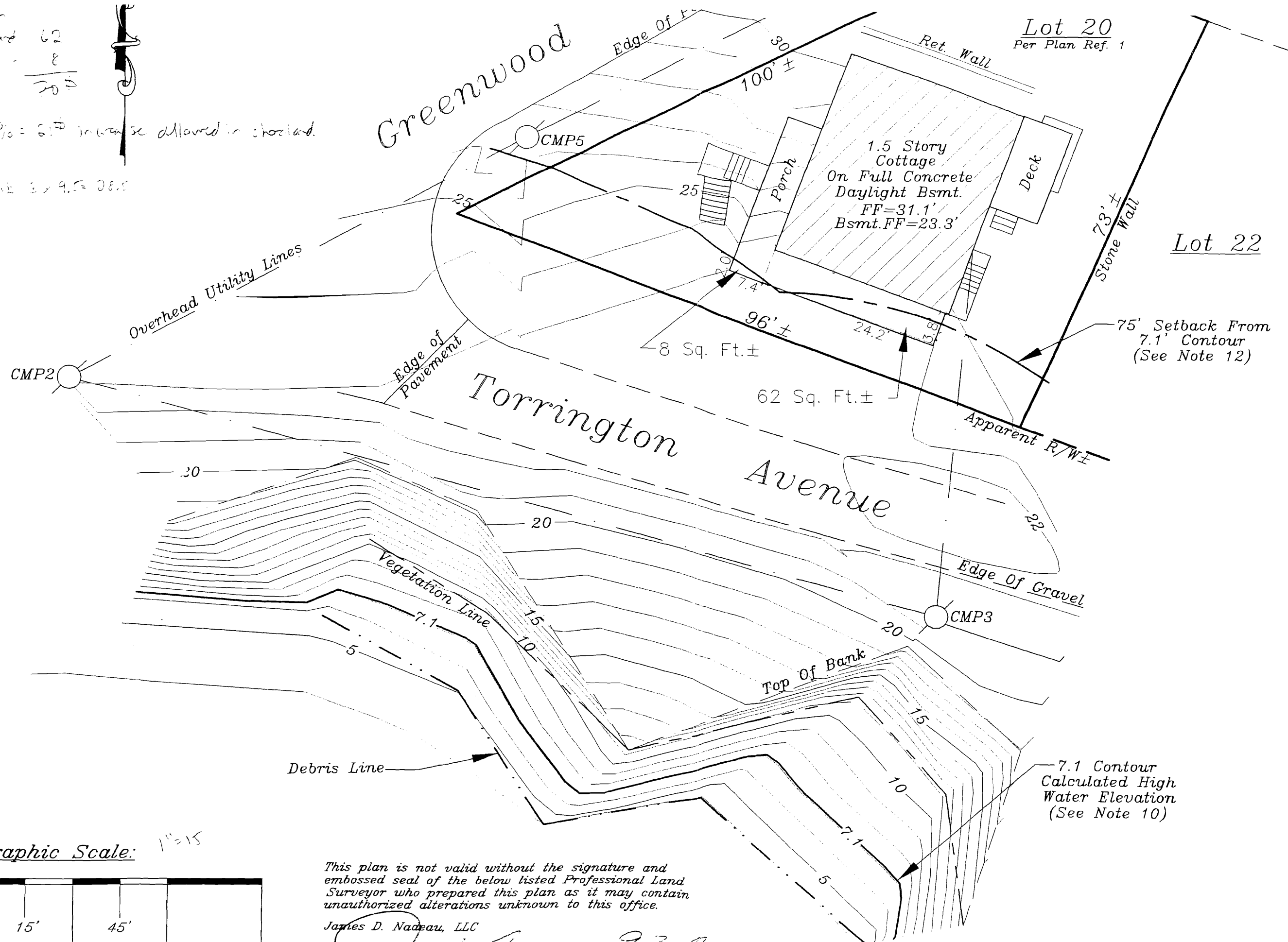
Scale 1/4" = 1'



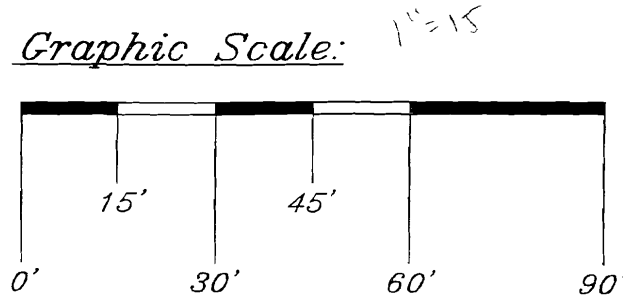
area in
shoalard 62
8
20

30% = 61' increase allowed in shoalard.

right of way 3 x 9.5 = 28.5



- an acc
research
if any.
- 7. This of
- 8. This of
Referen
- 9. Locus
as Lot
- 10. Elevati
base of
- 11. The ap
based
field
perform
- 12. Contour
grades
rocky



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:

9-3-8

Sketc

To
PEA

PREPARED BY:

918 BRIGHTON AV
PORTLAND, ME 04

RECORD OWNER:

Richard & Patricia
50 Silverhill Road
Milford, MA 01757