

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

Please Read Application And Notes, If Any, Attached

BU...TION  
**PERMIT**

Permit Number: 090632

This is to certify that ASHTON RICHARD & PATRICK ASHTON Horizon Bu...  
has permission to Remove & Replace rotten stairs @ west side of first floor deck  
AT 38 TORRINGTON AVE Peaks Island CB# 084 9006001

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 worked-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

*[Signature]*  
6/10/09  
Director Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

*EXPIRES*  
**SCANNED**

**EXPIRED**

**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
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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: 2072523551
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-2

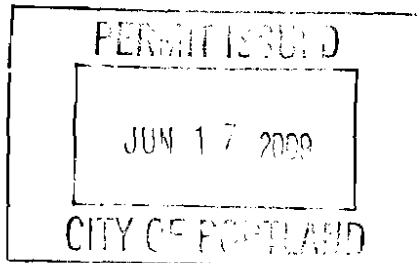
Past Use: Single Family Home	Proposed Use: Single Family home - Remove & Replace rotten staircase @ west side of first floor deck	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 1
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Proposed Project Description:  
Remove & Replace rotten staircase @ west side of first floor deck

FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB
Signature: <i>NA</i>	Signature: <i>IRC 2003</i>
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	<b>Zoning Approval</b>
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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>Last edge of house within 75' but steps &amp; rest of house 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: <i>6/17/09 ABH</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</p> <p><i>ABH</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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

EXPIRED

# 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.

**EXPIRED**

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

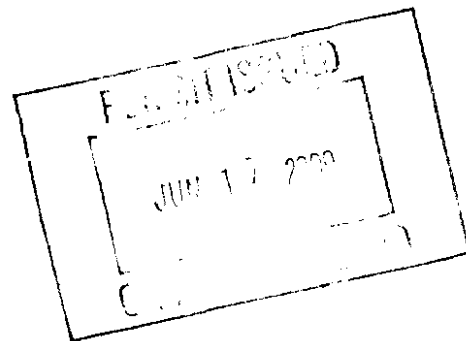
**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

William C. Miller  
Signature of Applicant/Designee

6/18/09  
Date

[Signature]  
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
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**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.

EXPIRED



# 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>NA</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 &amp; 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 &amp; 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](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: <u>[Signature]</u>	Date: <u>6/16/09</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Rear

Landing 38 x 50

OB & SOOLE

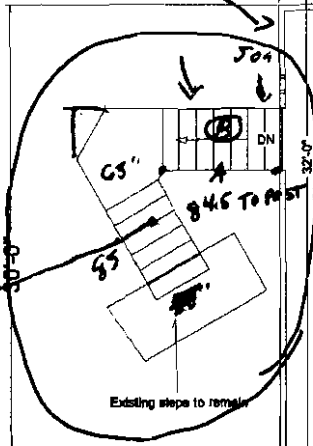
317-6688

Stairs plus deck = Top section  
124.5" run

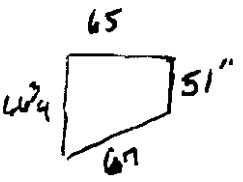
Bottom stair width  
45 3/4

A = 51.5"  
TOP STAIR width  
B STAIR 39.5"

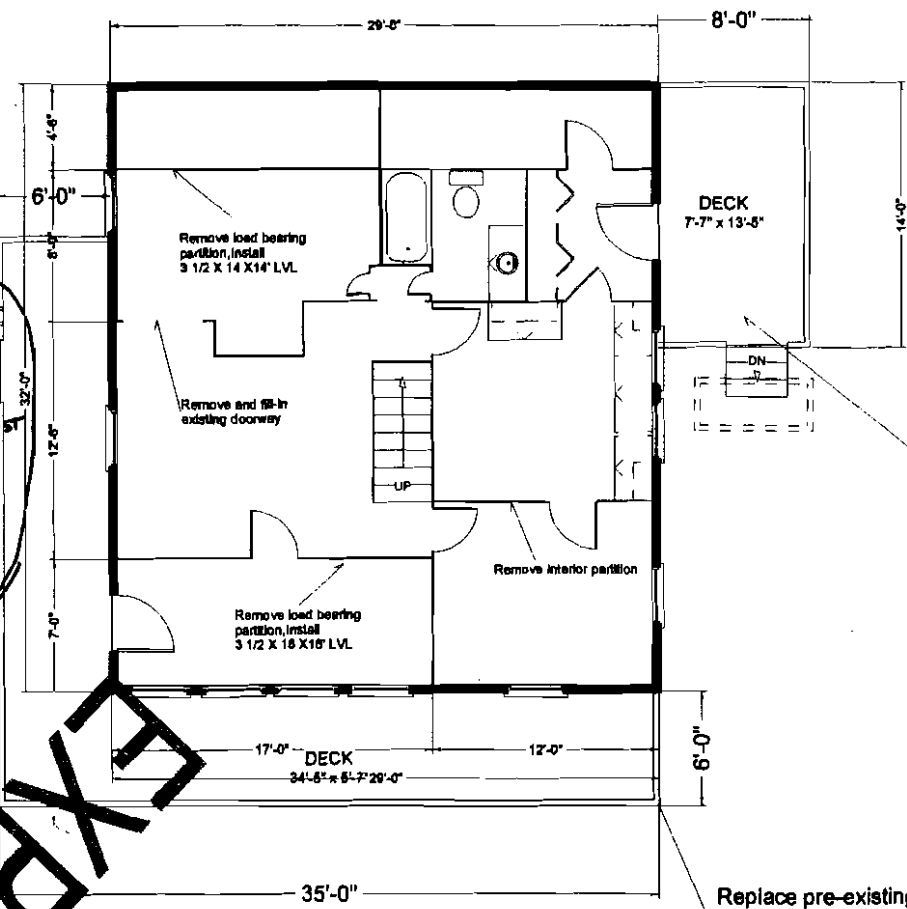
Distance 103" to corner of deck



Stair w  
45.5"



Landing 1 = 38 x 5  
Landing 2



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.

**EXPIRED**

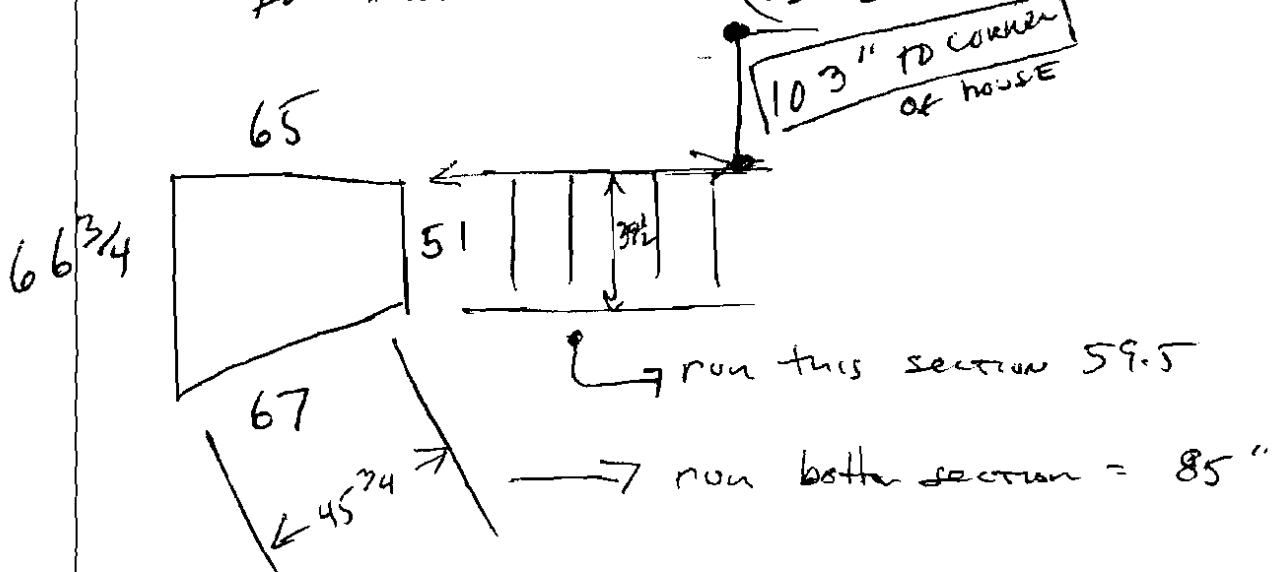
38 Torrington Avenue  
Peaks Island, Maine

OUTSIDE corner  
left post better is IN line WITH FOUNDATION  
OUT SIDE post ~~14'~~ ~~13'~~  
13' 1/2"

252-3551

Karl 317-6688

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



run this section 59.5

run bottom section = 85"

Bottom Stair width -  $45 \frac{3}{4}$ "  
 Top Stair width -  $39 \frac{1}{2}$ "

run Bottom section =

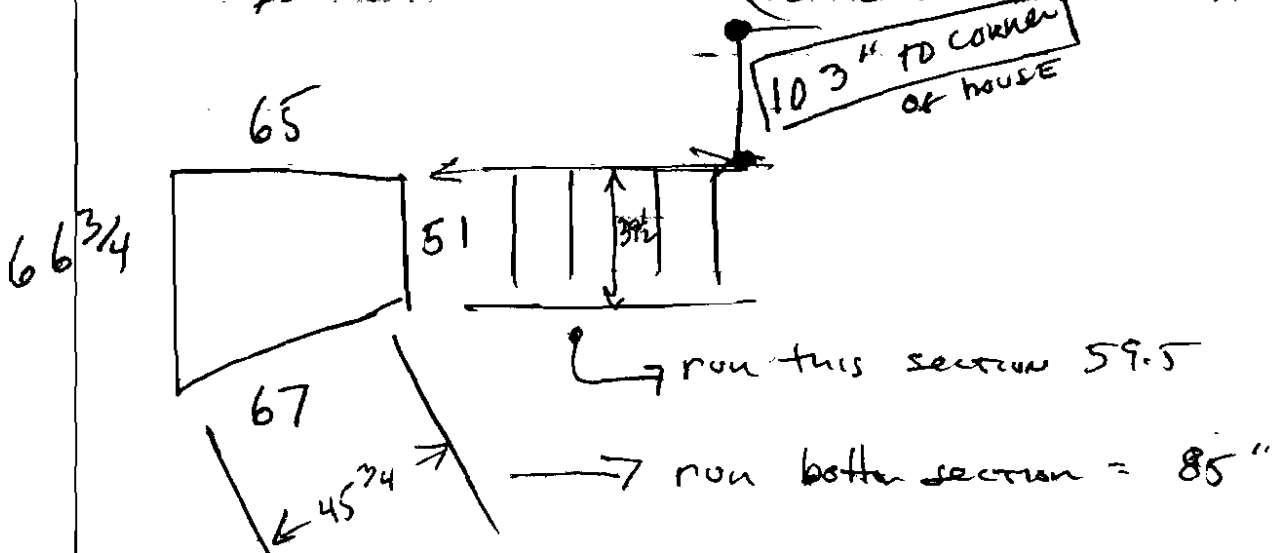
STAIRS + deck run TOP section =  $124 \frac{1}{2}$ "  
 run Bottom section =

38 Torrington Point

Karl 317-6688

Karl 317-6688

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



Bottom Stair width -  $45 \frac{3}{4}$ "  
 Top Stair width -  $39 \frac{1}{2}$ "

RUN Bottom section =

STAIRS + deck run TOP section =  $124 \frac{1}{2}$ "  
 run Bottom section =

38 Torrington Point

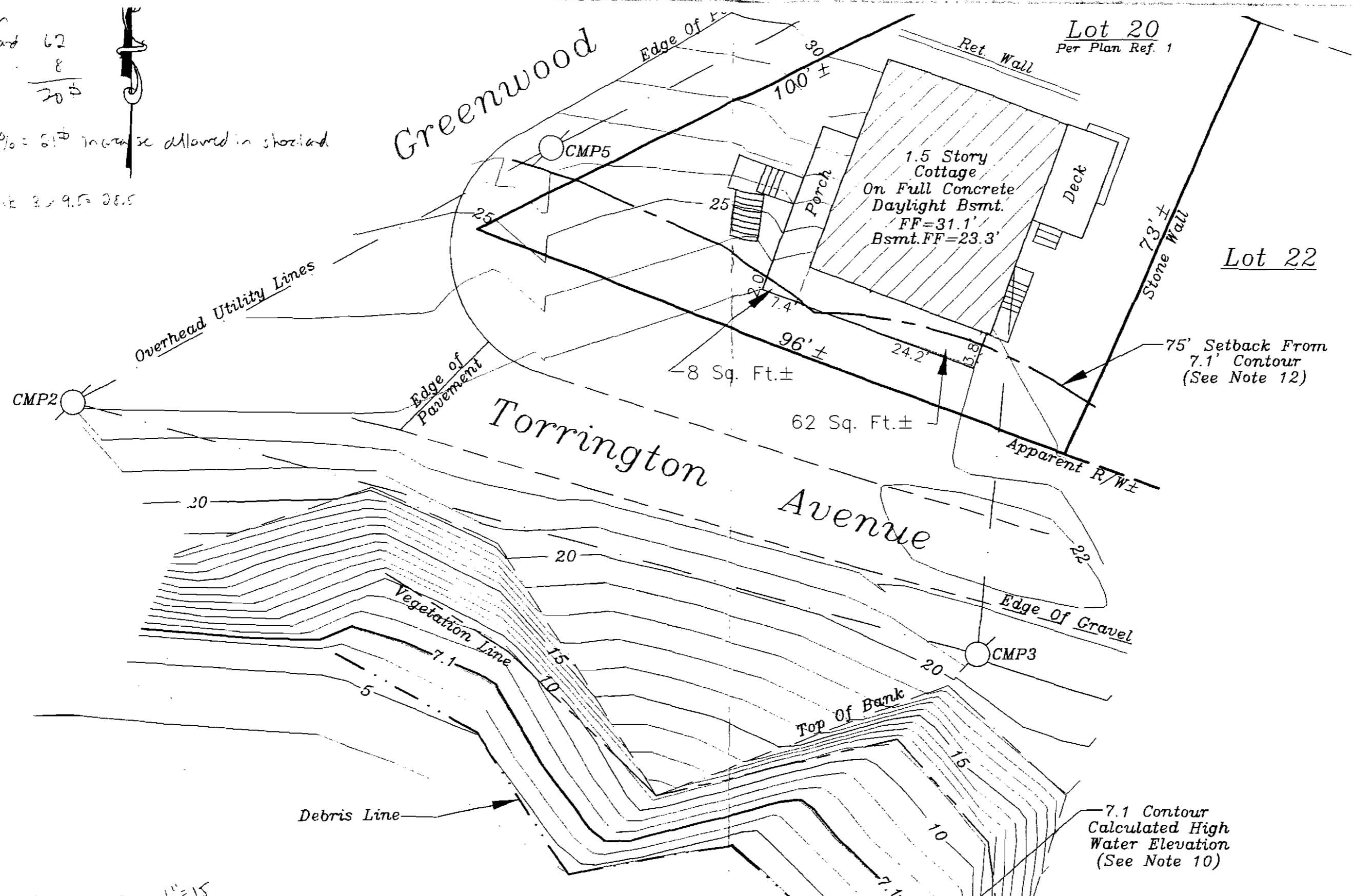
Karl 317-6688



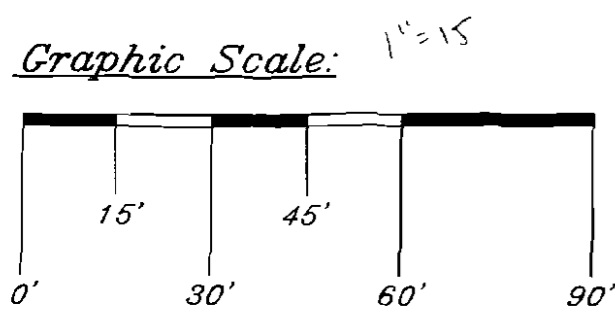
area in  
 standard 62  
 8  
 20 1/4

30% = 61 1/2 increase allowed in standard

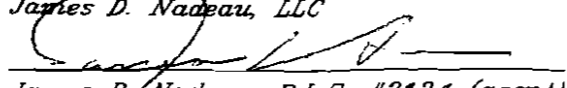
right of way 30 9.5 28.5



- 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: 7-3-08

Sketc

To  
**PEAR**

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PREPARED BY:

918 BRIGHTON AV  
 PORTLAND, ME 04

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RECORD OWNER:

Richard & Patricia  
 50 Silverhill Road  
 Milford, MA 01757