

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 101193

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Steed Maria F & /Thompson & Johnson-Woodworkers

has permission to Remodel kitchen, bath and front entry.

AT .3.Torrington Pt.Rd Peaks Island CBL 084-U006001

provided that the person or persons, firm or corporation accepting this permit shall comply with the provisions of the Statutes of Maine and of the Ordinances of the City of Portland relating to the construction, maintenance and use of buildings and structures, and of the application to 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 closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy procured by owner before finishing or part thereof is occupied.

OTHER REQUIRED APPROVALS

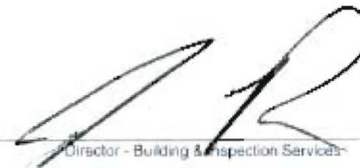
Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name


Director - Building & Inspection Services

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-1193	Issue Date:	CBL: 084 U006001
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Location of Construction: 3 Torrington Pt Rd Peaks Island	Owner Name: Steed Maria F &	Owner Address: 3 Torrington Pt	Phone: 615-479-7783
Business Name:	Contractor Name: Thompson & Johnson Woodworkers	Contractor Address: 115 Island Ave Peaks Island	Phone: 2077665219
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: IR-2

Past Use: Single Family	Proposed Use: Single Family / Remodel kitchen, bath and front entry.	Permit Fee: \$720.00	Cost of Work: \$70,000.00	CEO District: 1
		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type SB IRC, 2003	

Proposed Project Description: Remodel kitchen, bath and front entry.	Signature:	Signature:
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: gg	Date Applied For: 09/22/2010	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>IS NOT INCREASED</i></p> <p><input type="checkbox"/> Wetland <i>The footprint of existing</i></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>Date: <i>9/27/10</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>Date:</p>
	<i>with conditions</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

10 1193



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>3 TORRINGTON POINT</u>		
Total Square Footage of Proposed Structure/Area <u>NO NEW FOOTPRINT</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>84 U 6-7</u>	Applicant ^{must be owner, Lessee or Buyer} Name <u>MARIA FROXES</u> <u>3620 CENTRAL AVE.</u> Address <u>NASHVILLE, TN.</u> City, State & Zip <u>37205</u>	Telephone: <u>615-479-7283</u>
Lessee/DBA (If Applicable) RECEIVED <u>SEP 22 2010</u> Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>\$70,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>720.00</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>SINGLE FAMILY</u> Is property part of a subdivision? <u>NA</u> If yes, please name _____ Project description: <u>KITCHEN, BATH AND FRONT ENTRY REMOVE.</u>		
Contractor's name: <u>THOMPSON JOHNSON WOODWORKS</u> Address: <u>115 ISLAND AVE</u> City, State & Zip: <u>PEAKS ISLAND, ME 04108</u> Telephone: <u>207-766-5919</u> Who should we contact when the permit is ready: <u>RACHEL CONLY</u> Telephone: <u>207-766-5625</u> Mailing address: <u>SAME AS ABOVE</u>		

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: Rachel Conly Date: 9-22-10

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

City of Portland, Maine - Building or Use Permit

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

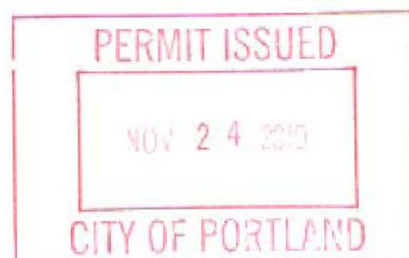
Permit No: 10-1193	Date Applied For: 09/22/2010	CBL: 084 U006001
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Location of Construction: 3 Torrington Pt Rd Peaks Island	Owner Name: Steed Maria F &	Owner Address: 3 Torrington Pt	Phone: 615-479-7783
Business Name:	Contractor Name: Thompson & Johnson Woodworkers	Contractor Address: 115 Island Ave Peaks Island	Phone: (207) 766-5219
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family / Remodel kitchen, bath and front entry.	Proposed Project Description: Remodel kitchen, bath and front entry.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/27/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.</p> <p>2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>			
Dept: Building	Status: Approved with Conditions	Reviewer: Jonathan Rioux	Approval Date: 11/22/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) Fastener schedule per the IRC 2003</p> <p>2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</p>			

Comments:
9/24/2010-mes: trying to call Rachel Conley - no plot plan included & there is a new entry way (not really a structure tho) - her line has been busy- permit on hold until I can get plot plan
9/27/2010-mes: Rachel e-mailed a copy of a partial survey. The new work is basically inside the existing footprint. There is a new front entry which is not a built structure, but pea gravel with a stone border. It is not any closer to HWM and is completely on their property.
10/18/2010-jrioux: Spoke with Contractor; need specs for proposed stairwell and new footings.
11/22/2010-jrioux: TMM reviewed, all-set to issue. JGR.



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space

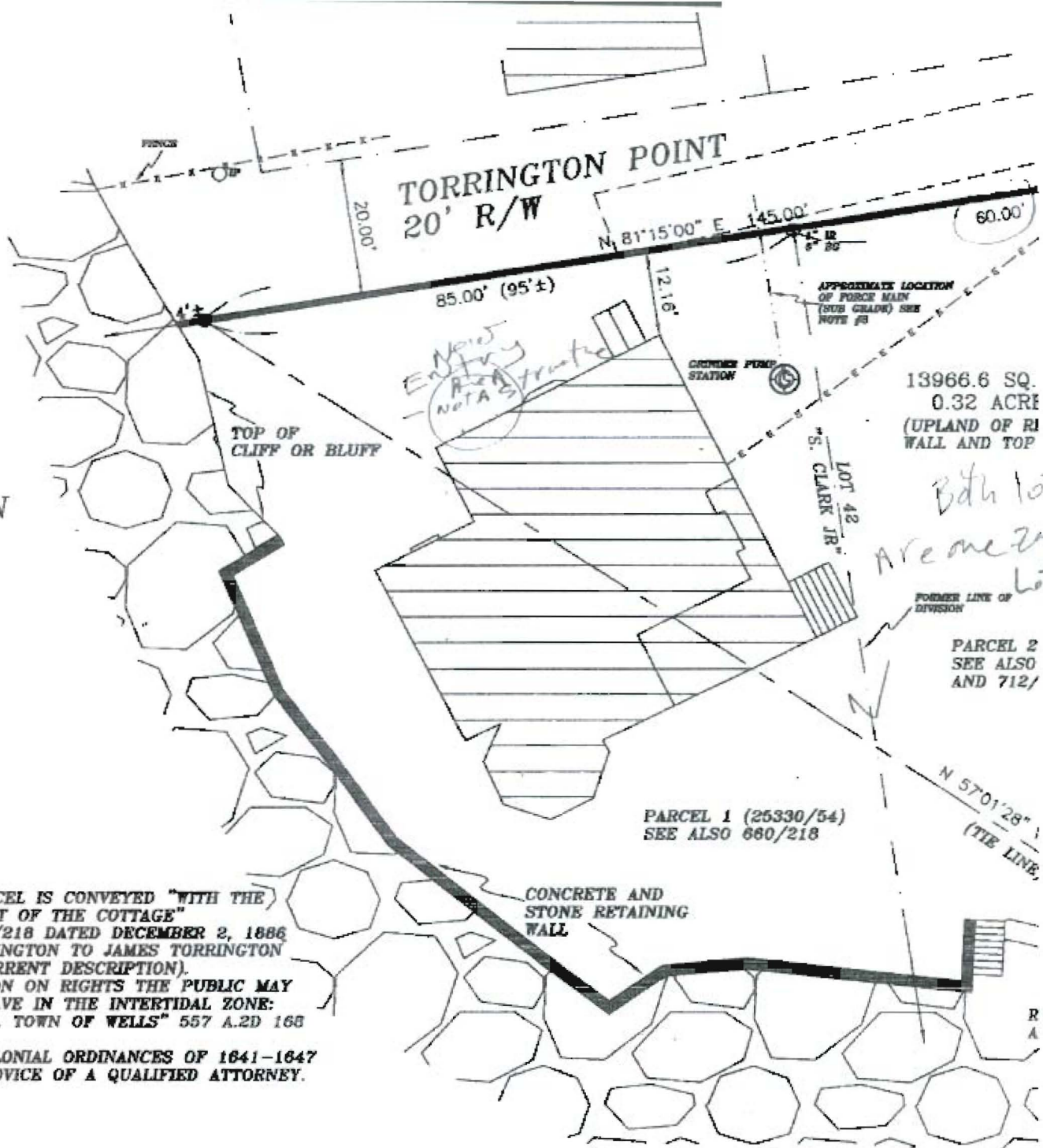
Framing/Rough Plumbing/Electrical: Prior to Any Insulating, drywalling or covering.

Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.





TORRINGTON POINT
20' R/W

13966.6 SQ.
0.32 ACRE
(UPLAND OF RI
WALL AND TOP

*Bth lots
Are merging
lot*

PARCEL 2
SEE ALSO
AND 712/

PARCEL 1 (25330/54)
SEE ALSO 680/218

CONCRETE AND
STONE RETAINING
WALL

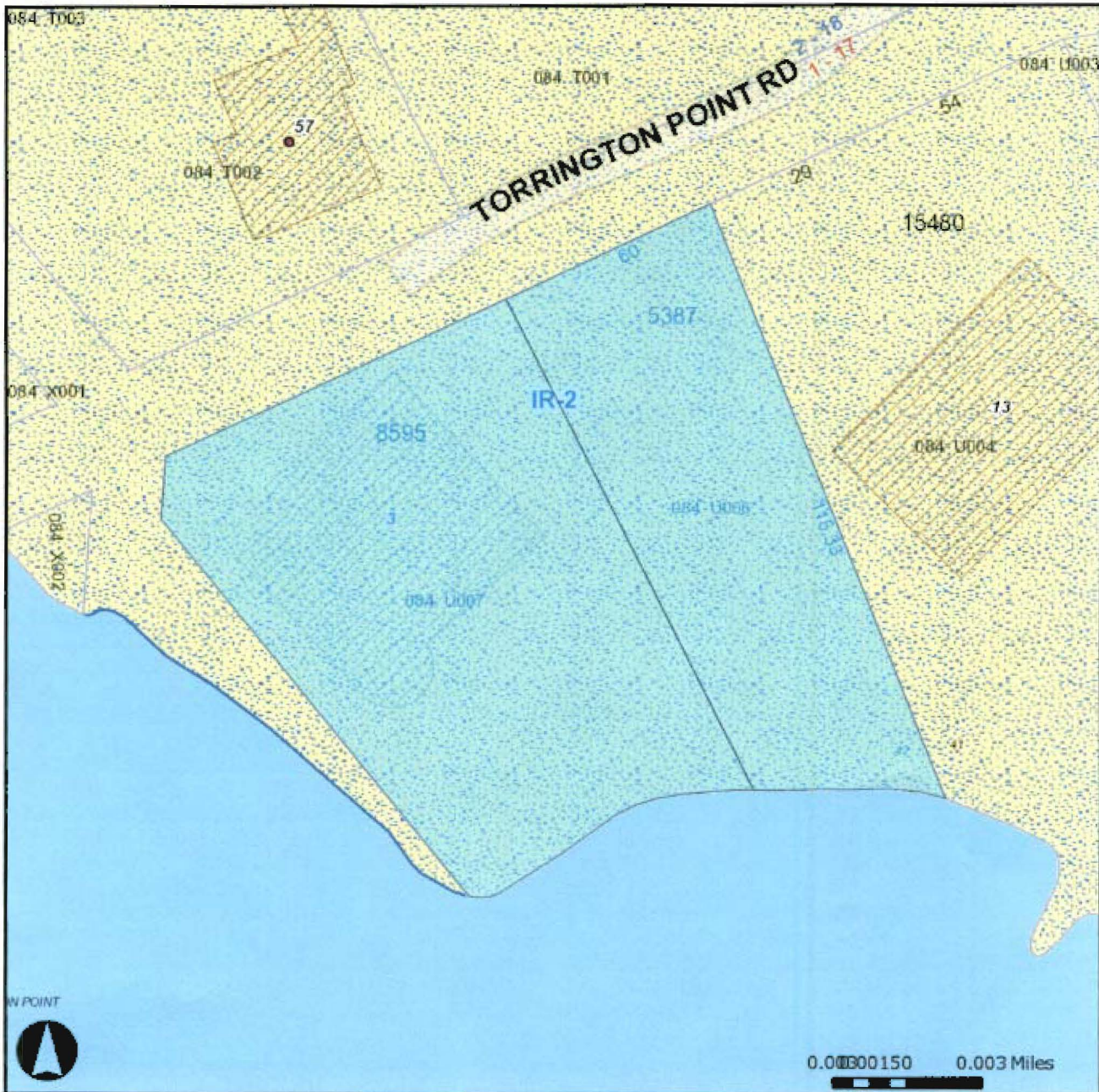
OCEAN
BAY
PASSAGE

NOTE: THE PARCEL IS CONVEYED "WITH THE SHORE IN FRONT OF THE COTTAGE" SEE DEED 660/218 DATED DECEMBER 2, 1886 (FROM ABRAHAM M. TORRINGTON TO JAMES TORRINGTON) (WELL AS CURRENT DESCRIPTION). FOR INFORMATION ON RIGHTS THE PUBLIC MAY HAVE OR MAY NOT HAVE IN THE INTERTIDAL ZONE: SEE "BELL V. TOWN OF WELLS" 557 A.2D 166 (E. 1989) SEE THE COLONIAL ORDINANCES OF 1641-1647 SEEK THE ADVICE OF A QUALIFIED ATTORNEY.

DEPT. OF BUILDING REGULATION
CITY OF PORTLAND, ME
SEP 27 2010
FLOTTED

ATLANTIC OCEAN
CASCO BAY
WHITEHEAD PASSAGE

Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
Parcels	Stream protection	R2 Residential	C25
Interstate	Island Zoning	R3 Residential	C26
Interstate	C43	R4 Residential	C27
Streets	I-B	R5 Residential	C28
Streets	I-TS	R6 Residential	C29
Buildings	I-R1	ROS Recreation Open	C30
Building	I-R2	Space	C31
Out Building			

Assessor's Office | 95 Angell Street | Portland, Maine 04103 | Phone: 115 207-874-8440

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This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Services

Applications

Doing Business

Maps

Tax Relief

Tax Bill

Q & A

browse city services »

browse facts and links »



Best viewed at 1024 pixels using Internet Explorer

Current Owner Information:

CBL	084 0006001
Land Use Type	SINGLE FAMILY
Property Location	3 TORRINGTON PT RD
Owner Information	STEED MARIA F & DAVID L STEED ITS
	3 TORRINGTON PT RD
	PEAKS ISLAND ME 04108
Book and Page	25330/053
Legal Description	84-U-6-7
	TORRINGTON PT RD 3
	PEAKS ISLAND
	13982 SF
Acres	0.321

Current Assessed Valuation:

TAX ACCT NO.	12864	OWNER OF RECORD AS OF APRIL 2010
		STEED MARIA F &
		DAVID L STEED ITS
		3 TORRINGTON PT RD
		PEAKS ISLAND ME 04108
LAND VALUE	\$374,300.00	
BUILDING VALUE	\$183,700.00	
NET TAXABLE - REAL ESTATE	\$558,000.00	
TAX AMOUNT	\$9,999.38	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

Card 1 of 1

Year Built	1900
Style/Structure Type	OLD STYLE
# Stories	1.5
Bedrooms	4
Full Baths	2
Total Rooms	8
Attic	NONE
Basement	FULL
Square Feet	2815

[View Sketch](#) [View Map](#) [View Picture](#)



Outbuildings/Yard Improvements:

Card 1

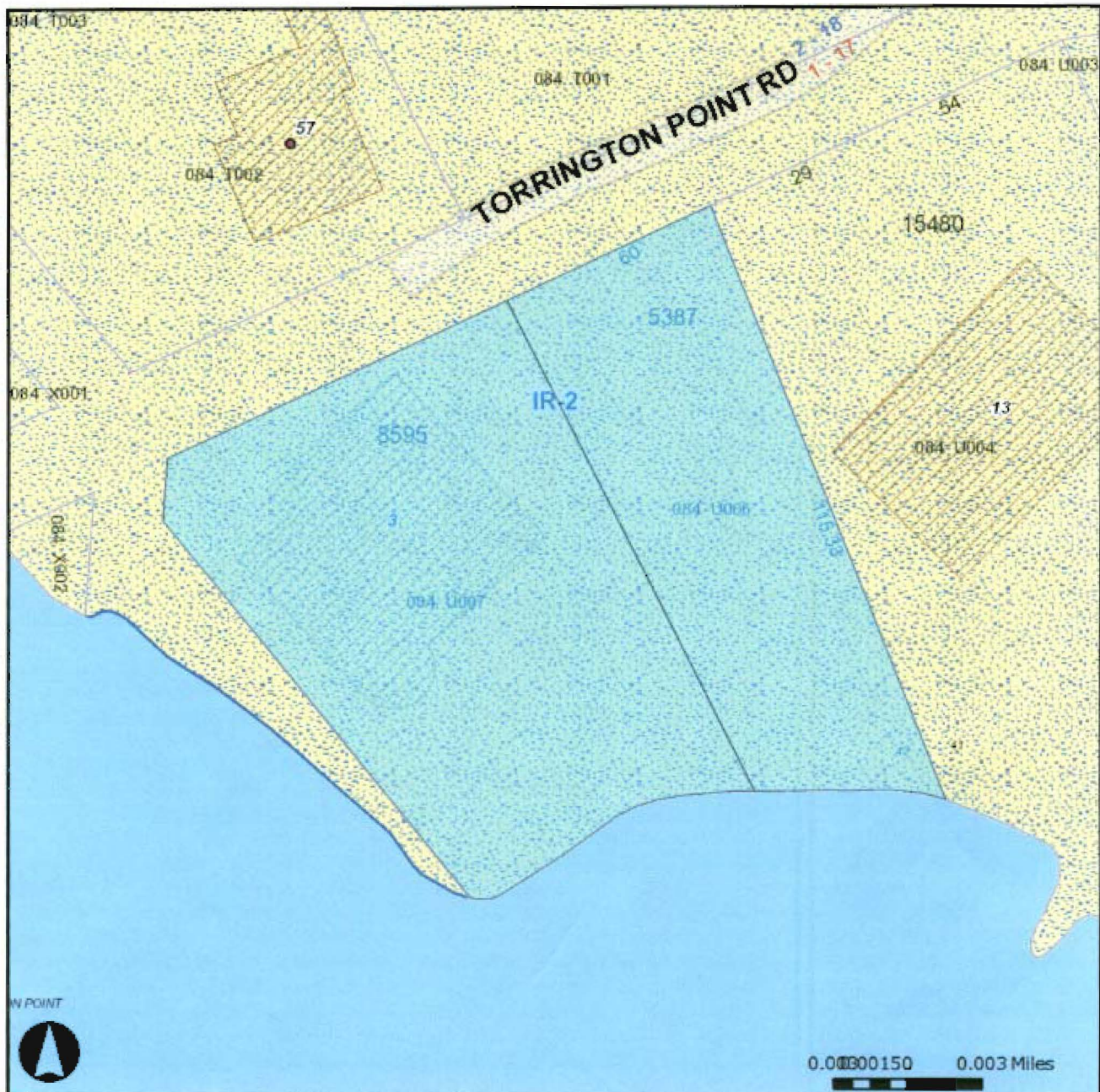
Year Built	1900
Structure	BOAT DOCK-LT
Size	1X150
Units	1
Grade	C
Condition	A

Sales Information:

Sale Date	Type	Price	Book/Page
7/27/2007	LAND + BUILDING	\$925,000.00	25330/53
1/3/2006	LAND + BUILDING	\$425,000.00	24132/23
11/19/1998	LAND + BUILDING	\$0.00	14318/56

[New Search!](#)

Map



Address Candidates



Parcels



Parcels



Parcels

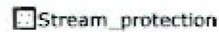


Parcels

Shoreland Overlay Zone



Stream Overlay Zone



Island Zoning



Zoning (continued)



Zoning (continued)



Tammy Munson - Re: Frexes and MacRae permits

From: Jonathan Rioux
To: conly, rachel
Date: 11/17/2010 3:06 PM
Subject: Re: Frexes and MacRae permits
CC: Munson, Tammy

Rachel,

I'm out for training until Monday. Tammy Munson is familiar w/ your work, and will look at the specs for you. JGR.

Jon Rioux
Code Enforcement Officer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

>>> Jonathan Rioux 11/15/2010 8:44 AM >>>
Morning Rachel,

I'll take a look at the specs today, and get back to you by tomorrow. JGR.

Jon Rioux
Code Enforcement Officer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

>>> rachel conly <raconly@yahoo.com> 11/2/2010 3:17 PM >>>
Hi John,

At last, I am following up on some details for the Frexes Steed permit submission (3 Torrington Point on Peaks Island, CBL# 84-U-6-7). In response to your request for more information, I have attached the following three pages:

- Page one includes a plan and section of the basement stair.
- Page two includes a footing detail for new posted loads. Please note that all new loads will tie into the existing slab footing in basement.

- Page three is a specification for the LVL.

Please let me know if you have any questions or need any more information for this submission.

Also, I understand that you may be reviewing another project of mine on 71 Central Avenue (CBL# 87-GG-3-4-29). I was told by the front desk that it passed zoning and was now pending. If it is in your work load, I would greatly appreciate knowing what the turn around might be.

Thank you, Rachel

Rachel Conly
Architectural Design
207-766-5625

NOV 17 2010

To use these charts:

1. Select the correct table for the beam application you need.
2. Choose the required beam span in the left column.
3. Select the span carried on the top line.
4. Read the beam size or choice of beam sizes from table.

Example: A 14'-0" span beam carries 15'-0" simple span joists on each side.

Solution: Using table below, 30'-0" span carried, select either 3-1/2" x 14" or 5-1/4" x 11-7/8".

Dept. of Building Inspections
 City of Portland Maine

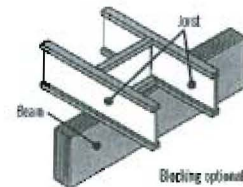


FOR FLOOR JOISTS THAT ARE CONTINUOUS (ONE PIECE) (40 PSF LIVE, 15 PSF DEAD, 100%)

Beam Span (ft)	Beam Width	Span Carried By Beam (ft)											
		20	22	24	26	28	30	32	34	36	38	40	
8	3-1/2"	7-1/4"	7-1/4"	7-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"
	5-1/4"	7-1/4"	7-1/4"	7-1/4"	7-1/4"	7-1/4"	7-1/4"	7-1/4"	7-1/4"	7-1/4"	7-1/4"	7-1/4"	9-1/4"
10	3-1/2"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"
	5-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"
12	3-1/2"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-7/8"	11-7/8"	11-7/8"	11-7/8"	11-7/8"	11-7/8"	11-7/8"
	5-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"
14	3-1/2"	11-7/8"	14"	14"	14"	14"	14"	14"	14"	14"	14"	14"	14"
	5-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-7/8"	11-7/8"	11-7/8"	11-7/8"	11-7/8"	11-7/8"	11-7/8"
16	3-1/2"	14"	14"	15"	16"	16"	16"	16"	16"	16"	16"	16"	16"
	5-1/4"	11-7/8"	14"	14"	14"	14"	14"	14"	14"	14"	14"	14"	14"
18	3-1/2"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"
	5-1/4"	14"	14"	14"	14"	14"	14"	14"	14"	14"	14"	14"	14"
20	3-1/2"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"
	5-1/4"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"

For floor joists that are continuous over the beam:

- Floor joist spans are approximately equal on each side of beam.
- Beam Span is valid for simple span beams and continuous, equal span beams.
- 3" bearing length is required at end supports.
- 6" bearing length is required at interior supports EXCEPT 7-1/2" bearing is required where bold.

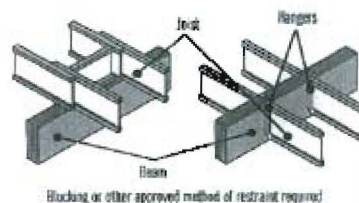


FOR FLOOR JOISTS THAT ARE NOT CONTINUOUS (40 PSF LIVE, 15 PSF DEAD, 100%)

Beam Span (ft)	Beam Width	Span Carried By Beam (ft)											
		20	22	24	26	28	30	32	34	36	38	40	
8	3-1/2"	7-1/4"	7-1/4"	7-1/4"	7-1/4"	7-1/4"	7-1/4"	7-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"
	5-1/4"	7-1/4"	7-1/4"	7-1/4"	7-1/4"	7-1/4"	7-1/4"	7-1/4"	7-1/4"	7-1/4"	7-1/4"	7-1/4"	7-1/4"
10	3-1/2"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"
	5-1/4"	7-1/4"	7-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"	9-1/4"
12	3-1/2"	9-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-7/8"	11-7/8"	11-7/8"	11-7/8"
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14	3-1/2"	11-1/4"	11-7/8"	11-7/8"	14"	14"	14"	14"	14"	14"	14"	14"	14"
	5-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"	11-1/4"
16	3-1/2"	14"	14"	14"	14"	14"	14"	14"	14"	14"	14"	14"	14"
	5-1/4"	11-1/4"	11-7/8"	11-7/8"	11-7/8"	14"	14"	14"	14"	14"	14"	14"	14"
18	3-1/2"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"
	5-1/4"	14"	14"	14"	14"	14"	14"	14"	14"	14"	14"	14"	14"
20	3-1/2"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"	16"
	5-1/4"	14"	14"	14"	14"	14"	14"	14"	14"	14"	14"	14"	14"

For floor joists that are NOT continuous over the beam:

- Floor joists either lap or butt on top of beam, or frame into beam with hangers.
- Beam Span is valid for simple span beams and continuous, equal span beams.
- 3" bearing length is required at end supports.
- 6" bearing length is required at interior supports EXCEPT 7-1/2" bearing is required where bold.

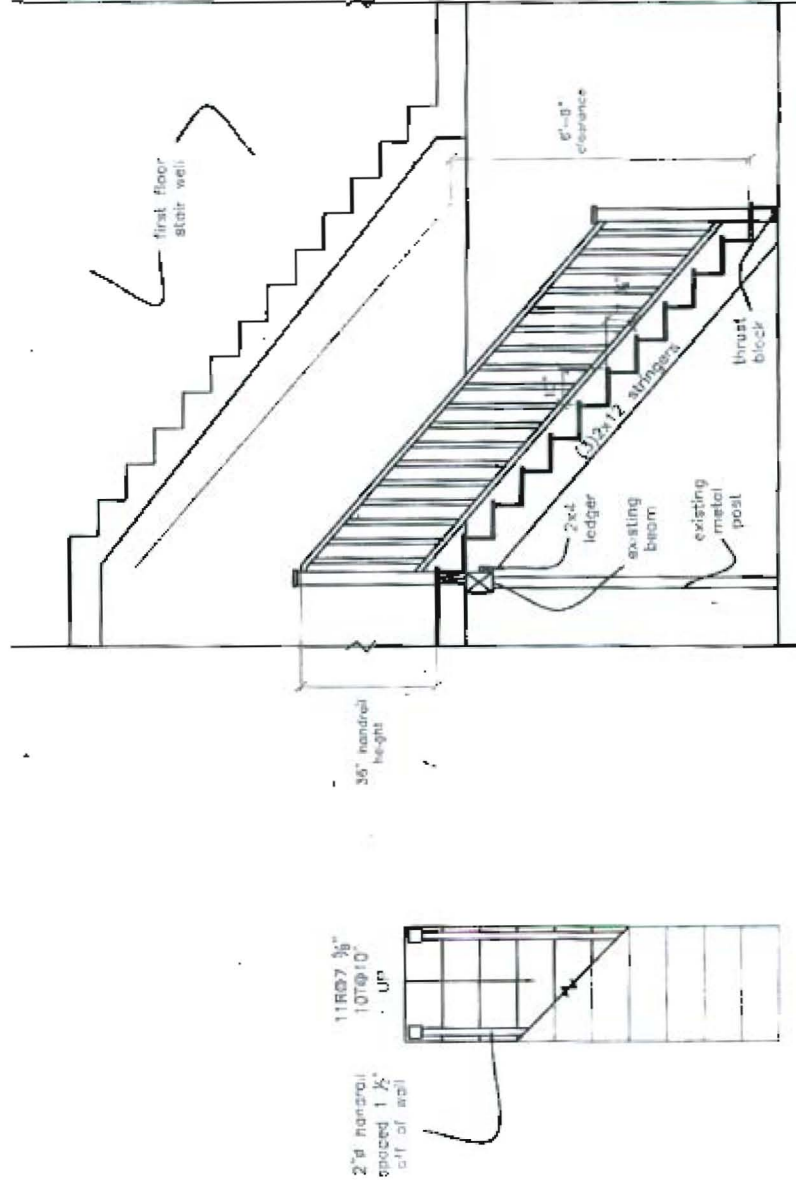


GENERAL NOTES:

1. Deflection criteria for quick reference tables: roofs: L/240 deflection limit for live load and L/180 for total load floors: L/360 deflection limit for live load and L/240 for total load.
2. A deflection criteria of L/240 indicates the maximum deflection allowed for a 10'-0" span beam is 10 x 12 / 240 = 1/2".
3. Deeper beams or an additional ply will increase beam stiffness and reduce deflection.
4. Beam Width can be either a single piece of LVL or built up from individual plies of LVL that are nailed and/or bolted together. Refer to page 13 of the Engineered Wood Product Guide for connection details.
5. Floor live loads have been reduced in accordance with the 2000/2003 IBC (ICC) section 1607.9.2, 1997 IBC (ICC) section 1607.5, 1999 IBC (BOCA) section 1606.7 and 1999 SBC (SBCCI) section 1604.2.

1005 RIVER RESIDENCE: STAIR DETAILS

CHER COMBY 11-2-10



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City of Portland Maine

Proposed Basement
Stairs: Plan
1/4" = 1'-0"

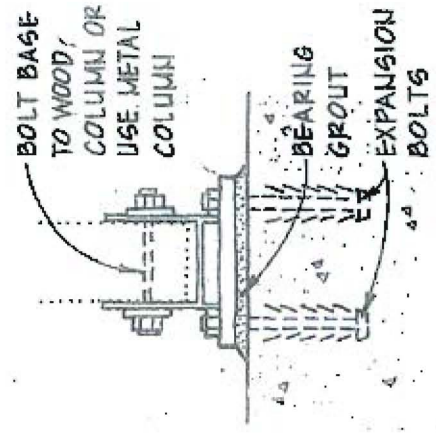
Proposed Basement
Stairs: Section
1/4" = 1'-0"

PAGE ONE

PROX'S STEEP RESIDENCE: FOOTING DETAIL

CBC 08/10 6 7

FOOTING ONLY 11.2.10



(A) Footing Detail
1"=1'-0"

RECEIVED

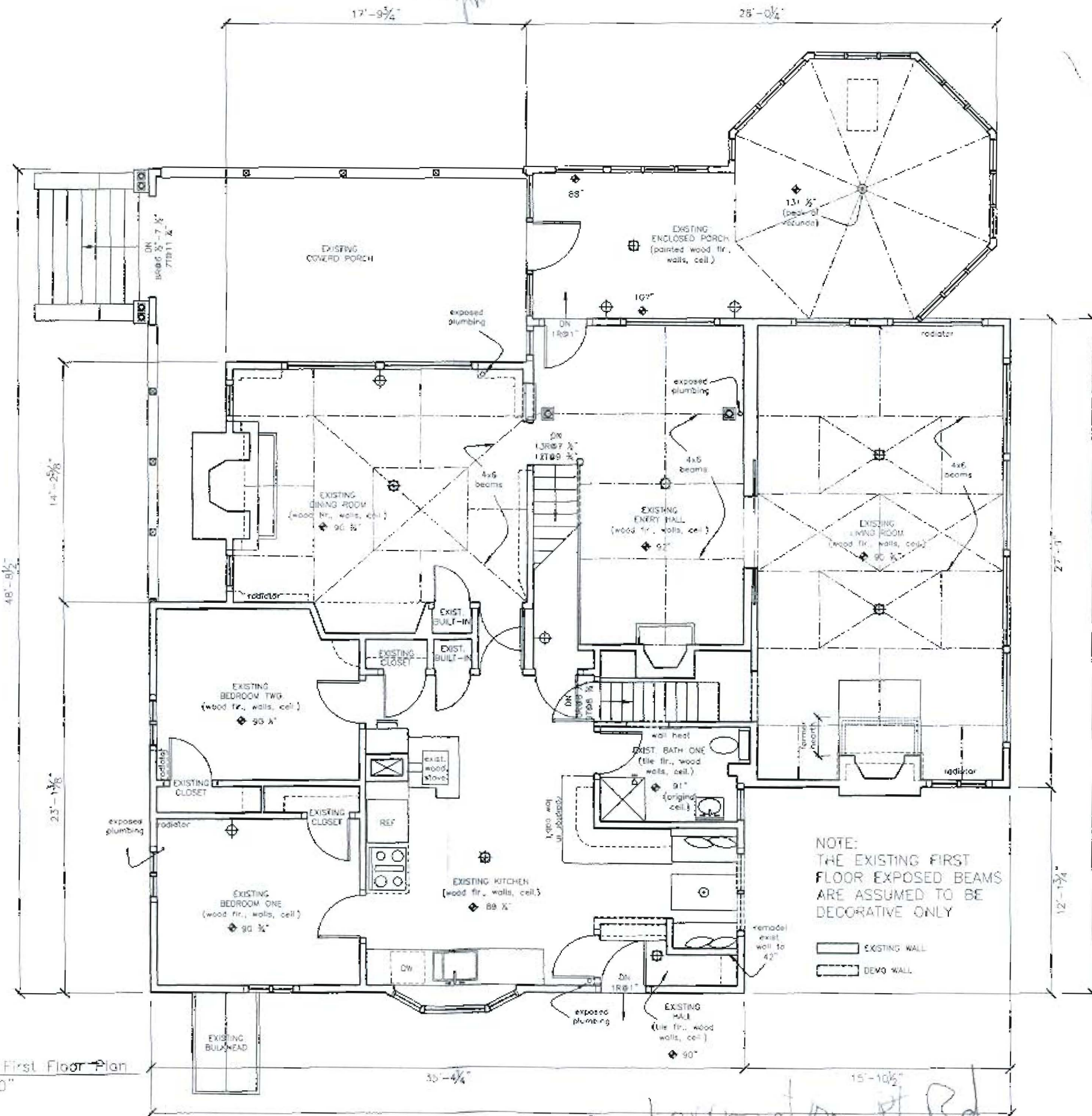
NOV 17 2010

Dept. of Building Inspections
City of Portland Maine

Thompson Johnson
Woodworks

115 island avenue
peaks island me 04108
207.766.5919

Existing Conditions:
First Floor Plan



NOTE:
THE EXISTING FIRST
FLOOR EXPOSED BEAMS
ARE ASSUMED TO BE
DECORATIVE ONLY

EXISTING WALL
DEMO WALL

A Existing First Floor Plan
1/2" = 1'-0"

PROJECT
**Frexes Steed
Residence**
3 Torrington Point
Peaks Island, Maine
04108

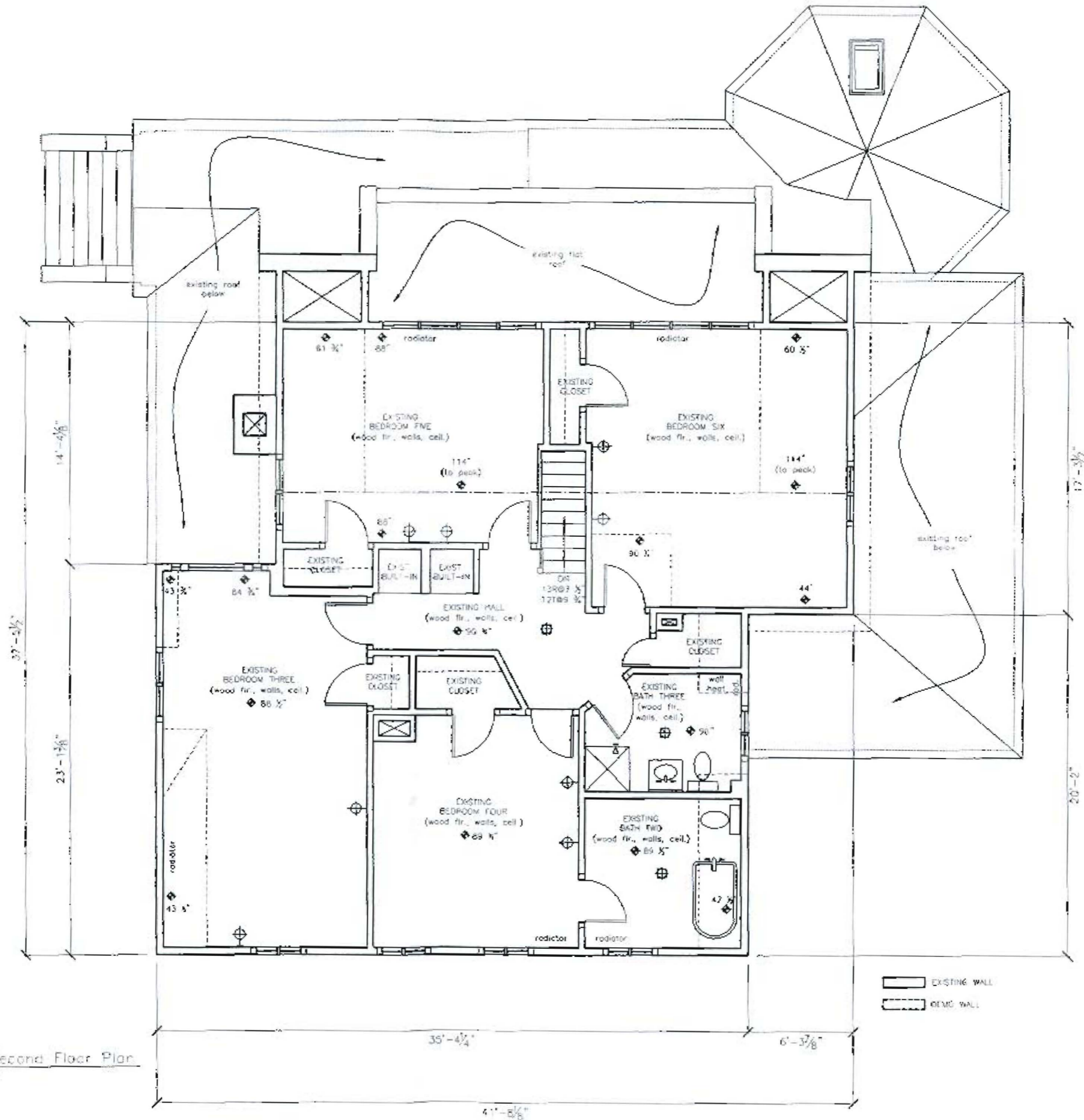
DATE	REVISION
9.22.10	
SCALE	DRAWN BY
1/2" = 1'-0"	Rachel

NOTES

A1

51'-2 3/4" Torrington Pt Rd

**Existing Conditions:
Second Floor Plan**



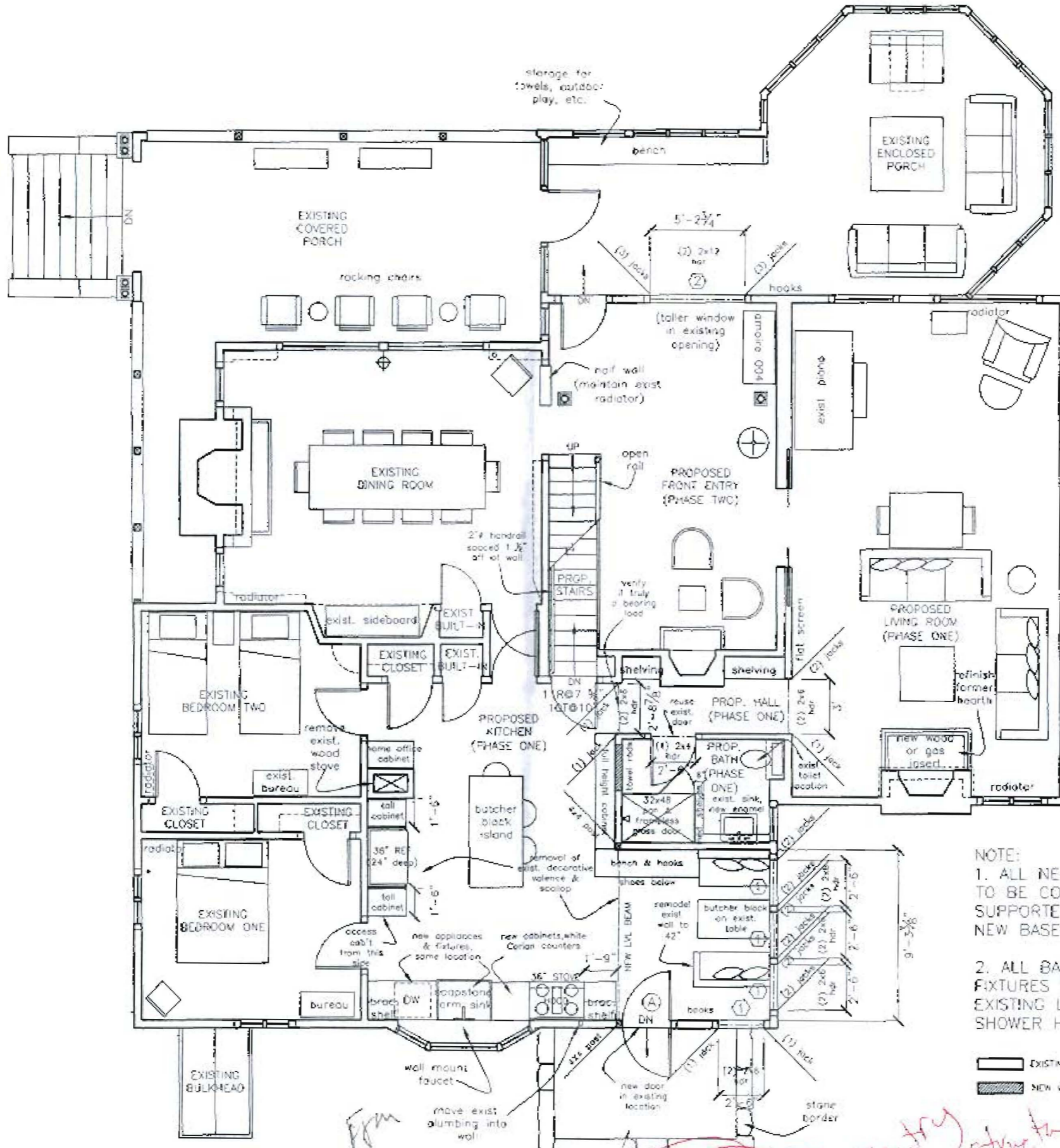
A Existing Second Floor Plan
1/4" = 1'-0"

PROJECT
**Frexes Steed
Residence**
3 Torrington Point
Peaks Island, Maine
04108

DATE	REVISED
9.22.10	
SCALE	DRAWN BY
1/4" = 1'-0"	Rachel

NOTES

Proposed First
Floor Plan



NOTE:
1. ALL NEW POSTED LOADS TO BE CONTINUOUSLY SUPPORTED DOWN TO NEW BASEMENT FOOTINGS
2. ALL BATHROOM PLUMBING FIXTURES TO REMAIN IN EXISTING LOCATIONS EXCEPT SHOWER HEAD

EXISTING WALL
NEW WALL

(A) Proposed First Floor Plan
1/4" = 1'-0"

From RD

new entry NOT A NEW "structure" going away from within

pea gravel bed or concrete landing

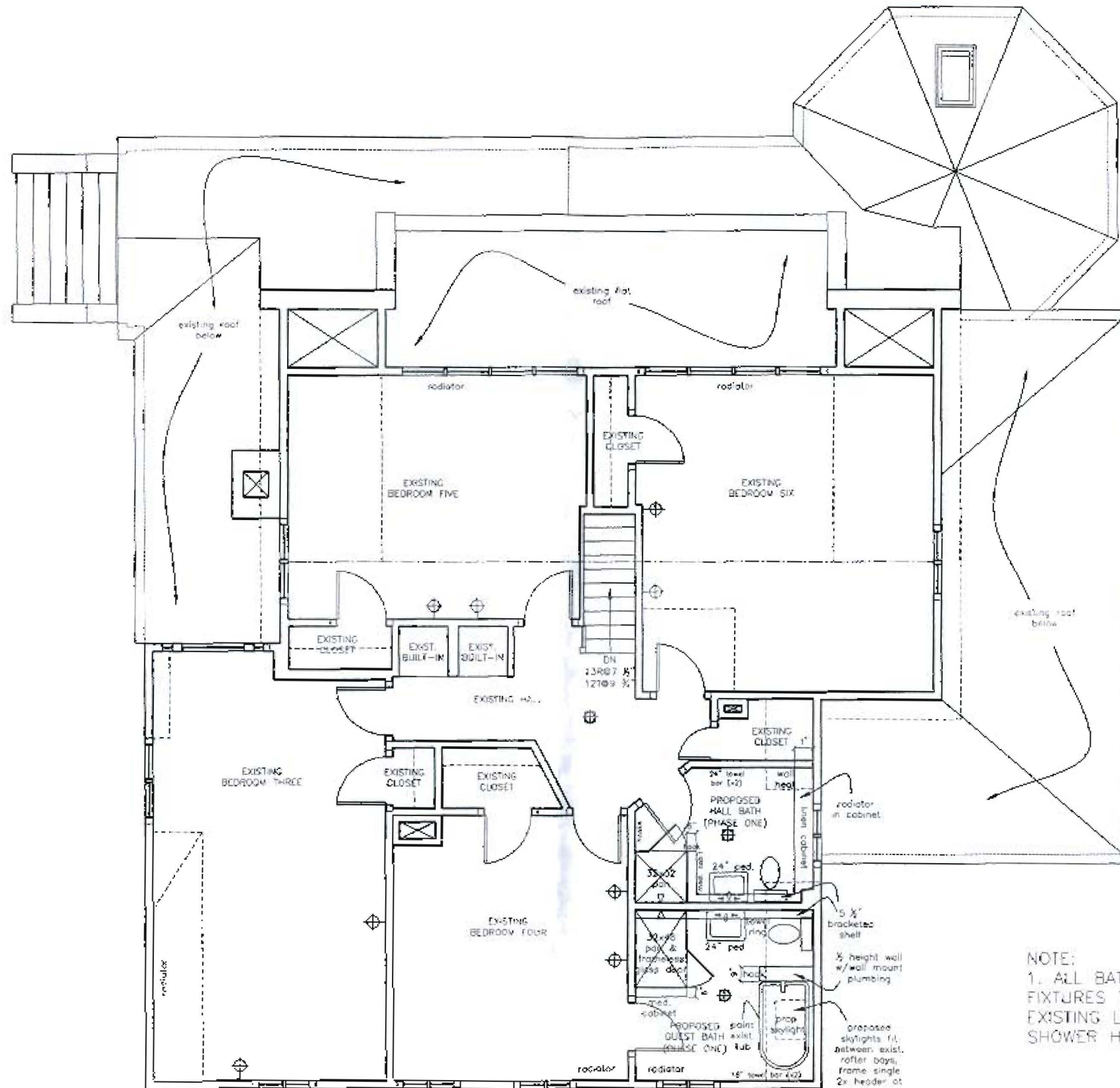
PROJECT:
Frexes Steed
Residence

3 Torrington Point
Peaks Island, Main
04108

DATE	REVISED
9.22.10	
SCALE	DRAWN BY
1/4" = 1'-0"	Rachel
NOTES	

A3

**Proposed Second
Floor Plan**



NOTE:
1. ALL BATHROOM PLUMBING
FIXTURES TO REMAIN IN
EXISTING LOCATIONS EXCEPT
SHOWER HEAD

— EXISTING WALL
— NEW WALL

PROJECT
**Prexes Steed
Residence**
**3 Torrington Point
Peaks Island, Maine
04108**

DATE 9.22.10	REVISED
SCALE 1/4"=1'-0"	DRAWN BY Rachel
NOTES	

A Proposed Second Floor Plan
1/4"=1'-0"

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Woodworks**

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207 766.5919

**Proposed Second
Floor Power &
Lighting Plan**

PROJECT

**Frexes Steed
Residence**

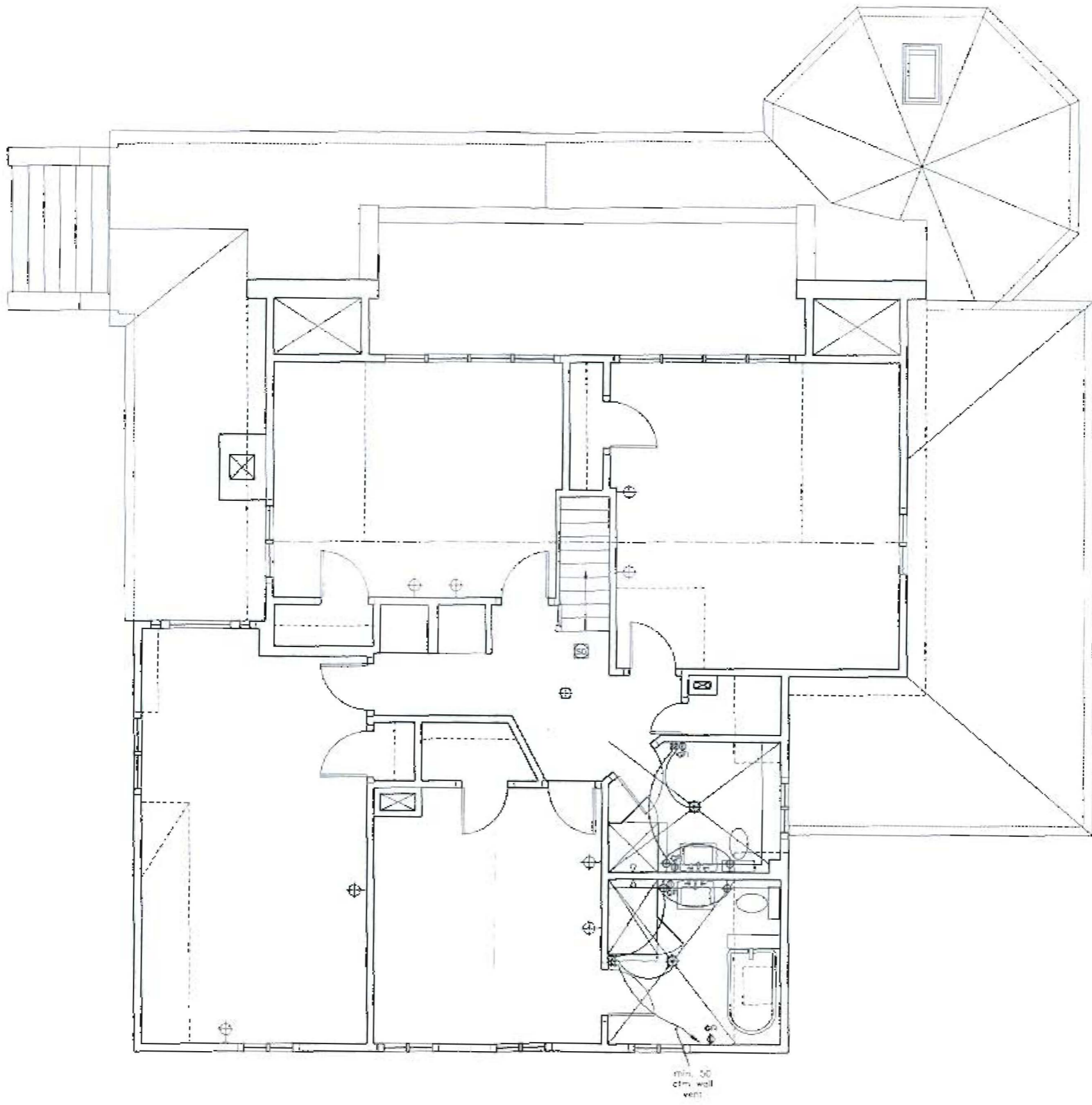
**3 Torrington Point
Peaks Island, Maine
04108**

DATE 9.22.10 REVISED

SCALE 1/4" = 1'-0" DRAWN BY Rachel

NOTES

⊕	Lighting	⊗	Lighting
⊙	Lighting	⊘	Lighting
⊛	Lighting	⊚	Lighting
⊜	Lighting	⊝	Lighting
⊞	Lighting	⊟	Lighting
⊠	Lighting	⊡	Lighting
⊢	Lighting	⊣	Lighting
⊤	Lighting	⊥	Lighting
⊦	Lighting	⊧	Lighting
⊨	Lighting	⊩	Lighting
⊫	Lighting	⊬	Lighting
⊭	Lighting	⊮	Lighting
⊯	Lighting	⊰	Lighting
⊱	Lighting	⊲	Lighting
⊳	Lighting	⊴	Lighting
⊵	Lighting	⊶	Lighting
⊷	Lighting	⊸	Lighting
⊹	Lighting	⊺	Lighting
⊻	Lighting	⊼	Lighting
⊽	Lighting	⊾	Lighting
⊿	Lighting	⊿	Lighting



A Proposed Second Floor Power & Lighting Plan
1/4" = 1'-0"

E2