

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

STEED MARIA F & DAVID L STEED JTS/Bill Bunton

Located at

3 TORRINGTON PT RD

PERMIT ID: 2013-00158

CBL: 084 U006001

has permission to **Revisions to permit #101193**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise clsoed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

City of Portland, Maine - Building or Use Permit

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

Permit No: 2013-00158	Date Applied For: 01/25/2013	CBL: 084 U006001
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Location of Construction: 3 TORRINGTON PT RD	Owner Name: STEED MARIA F & DAVID L ST	Owner Address: 3 TORRINGTON PT RD	Phone: (615) 479-7783
Business Name:	Contractor Name: Bill Bunton	Contractor Address: 87 Middle Road Cumberland	Phone: (207) 774-0111
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	

Proposed Use: Single Family	Proposed Project Description: Revisions to permit #101193
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 01/31/2013
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) The roof overhang shall not exceed 2 foot from the building as indicated. It is also understood that the side entry is being moved and will be lesser in size.</p> <p>2) 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 w/Conditions	Reviewer: Tammy Munson	Approval Date: 03/21/2013
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) <input type="checkbox"/> Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</p> <p>2) All conditions issued under permit number 101193 are applicable to this permit.</p> <p>3) <input type="checkbox"/> Permit approved based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.</p>			

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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 Inspections 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.**

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing
Electrical - Residential
Final Inspection

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

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00158	Issue Date:	CBL: 084 U006001
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Location of Construction: 3 TORRINGTON PT RD <i>P.I.</i>	Owner Name: STEED MARIA F & DAVID L STEED JTS	Owner Address: 3 TORRINGTON PT RD PEAKS ISLAND, ME 04108	Phone: (615) 479-7783
Business Name:	Contractor Name: Bill Bunton	Contractor Address: 87 Middle Road Cumberland ME 04021	Phone: (207) 774-0111
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: IR-2
Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$30.00	Cost of Work: \$1,000.00
Proposed Project Description: Revisions to permit #101193		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>FRC 09</i>
		Signature: <i>See Condition</i>	Signature: <i>[Signature]</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: bjs	Date Applied For: 01/25/2013	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>No Expansion from original permit</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>1/31/13</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>[Signature]</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

* REVISIONS FOR PERMIT # 101193

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: 3 TORPINGTON PT. PEAKS ISLAND, 04108			Total Square Footage of Proposed Structure/Area	Square Footage of Lot 13,982	Number of Stories 2
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant: (must be owner, lessee or buyer) Name MARIA STEED & DAVID STEED FLEXES Address 3620 CENTRAL AVE. City, State & Zip NASHVILLE, TN. 37205			Telephone: 615-479-7783	
84 U 6-7	RECEIVED JAN 25 2013 Dept. of Building Inspections City of Portland, Maine			Cost of Work: \$ _____ C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ NO CHANGE	
Lessee/DBA Current legal use (i.e. single family) SF Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: SF Is property part of a subdivision? _____ If yes, please name _____ Project description: REVISIONS TO PERMIT # 101193, BATH & KITCHEN REMODEL, PORCH RENOVATION (ALL PHASES).					
Contractor's name: BILL BUNTON			Email: mbunton@maine.rr.com		
Address: 87 MIDDLE ROAD			Telephone: 207-653-7650		
City, State & Zip: CUMBERLAND, ME. 04021			Telephone: 207-766-5625		
Who should we contact when the permit is ready: RACHTER CONLY			Telephone: 207-766-5625		
Mailing address: 26 STERLING ST. PEAKS ISLAND, ME. 04108					

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.

and 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: *Paul Conly* Date: 1.22.13

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

Albert Putnam PE
183 Park Row
Brunswick, Maine 04011
(207)729-6230

January 22, 2013

Rachel Conly
26 Sterling Street
Peaks Island, Maine 04108

RE: Steed/Frexes Residence
Peaks Island, Maine

Dear Rachel,

Please find attached my redline structural comments addressing the conditions exposed to view during the demolition phase of the kitchen renovation / first floor stabilization at the Steed/Frexes Residence on Peaks Island. I am glad to visit the site again during construction if you or the contractor wish.

Please do not hesitate to call with questions.

Thank you,



Albert Putnam PE
Maine PE #10273

From Previous Approval

TORRINGTON POINT
20' R/W

20.00'

N 81°15'00" E 145.00'

60.00'

85.00' (95'±)

12.16'

APPROXIMATE LOCATION OF FORCE MAIN (SEE CALLS) SEE NOTE #1

CONCRETE FIRE STATION

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

TOP OF CLIFF OR BLUFF

LOT #2
S. CLARK JR.

FORMER LINE OF DIVISION

PARCEL 2
SEE ALSO
AND 712/

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

N 57°01'28" E
(TIE LINE)

CONCRETE AND
STONE RETAINING
WALL

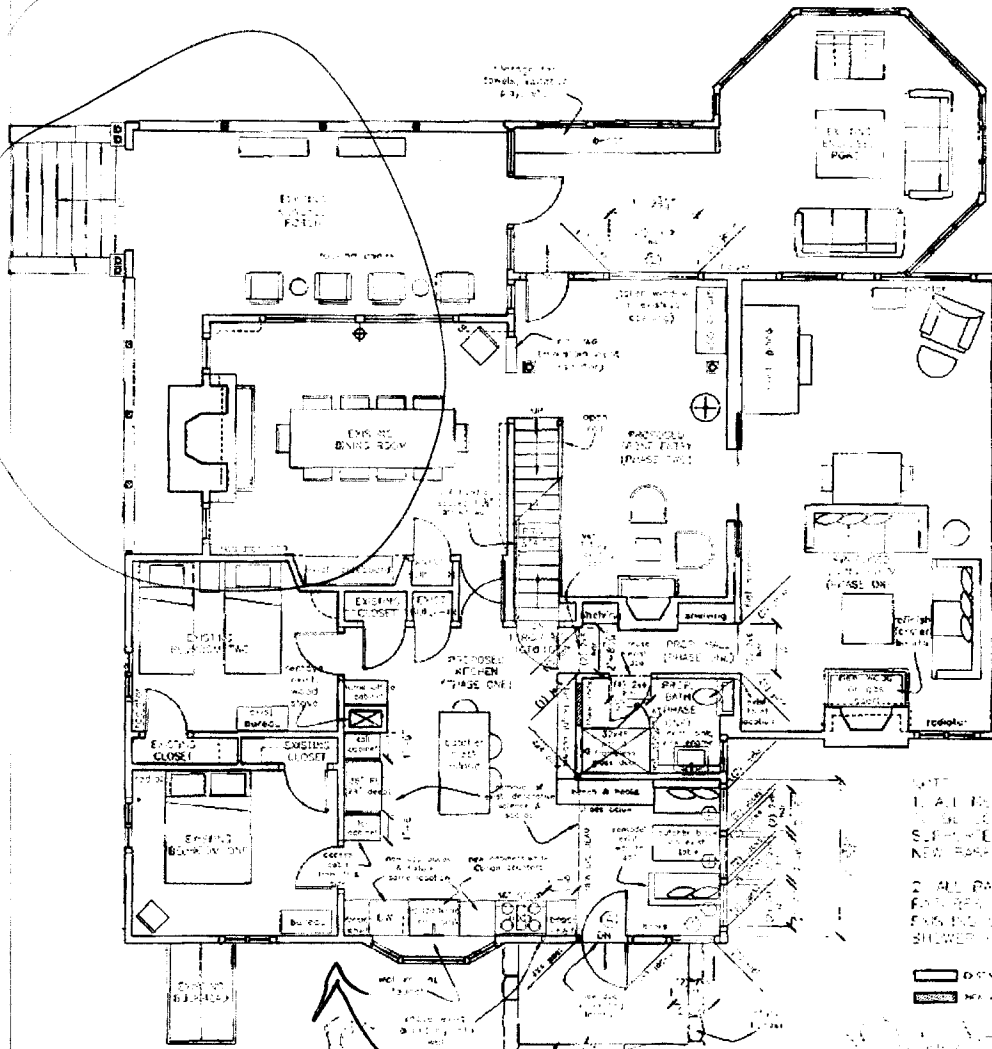
CASCO BAY
PASSAGE

NOTE: THE PARCEL IS CONVEYED "WITH THE SHORE IN FRONT OF THE COTTAGE" SEE DEED 680/218 DATED DECEMBER 2, 1886 (FROM ABRAHAM M. TORRINGTON TO JAMES TORRINGTON) (SEE ALSO CURRENT DESCRIPTION). FOR INFORMATION ON RIGHTS THE PUBLIC MAY HAVE IN THE INTERTIDAL ZONE: SEE "BELL V. TOWN OF WELLS" 557 A.2D 168 (E. 1989) SEE THE COLONIAL ORDINANCES OF 1641-1647 SEEK THE ADVICE OF A QUALIFIED ATTORNEY.

SEP 27 2000

ATLANTIC OCEAN
CASCO BAY
WHITEHEAD PASSAGE

from original permit from previous approval



Thompson Johnson Woodworks

115 Island Avenue
Peaks Island ME 04108
207.766.5919

Proposed First Floor Plan

Frexes Steed Residence

3 Torrington Point
Peaks Island, Maine
04108

DATE: 3/22/10
SCALE: 1/4" = 1'-0"
DRAWN BY: Rachel

A3

Now smaller - moving over to other side

Rachel Conly Architectural Design

January 22, 2013

City of Portland
Inspections Division
389 Congress Street, Room 315
Portland, Maine 04101

RE: Permit Revision
3 Torrington Point Road
Peaks Island, Maine 04108
84-U-6-7

To Whom It May Concern,

Please find below floor area calculations regarding a remodel at 3 Torrington Point on Peaks Island. These calculations are part of a revision submission to existing permit #101193, and verify that the area of work to be done is less than 50% of the existing area.

Calculations:

Existing Interior Area
(First and Second Floors) $= 2,920 \text{ SQFT} \times (.50) = 1,460 \text{ SQFT}$

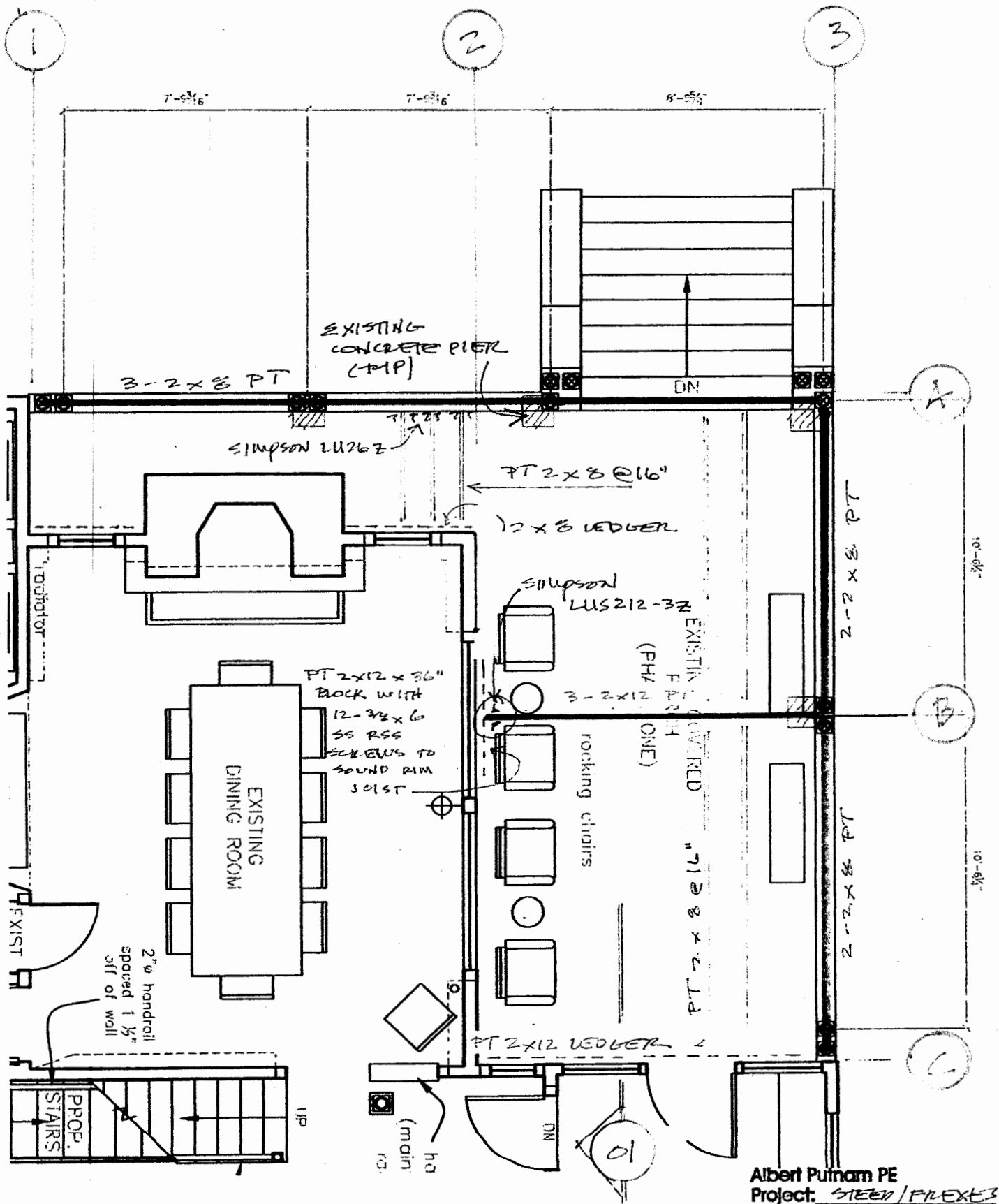
Proposed Interior Area of Remodel
(First Floor Bath, Kitchen and Entry Hall &
Second Floor Baths) $= 791 \text{ SQFT}$

Please let me know if you need any further information.

Thank you, Rachel

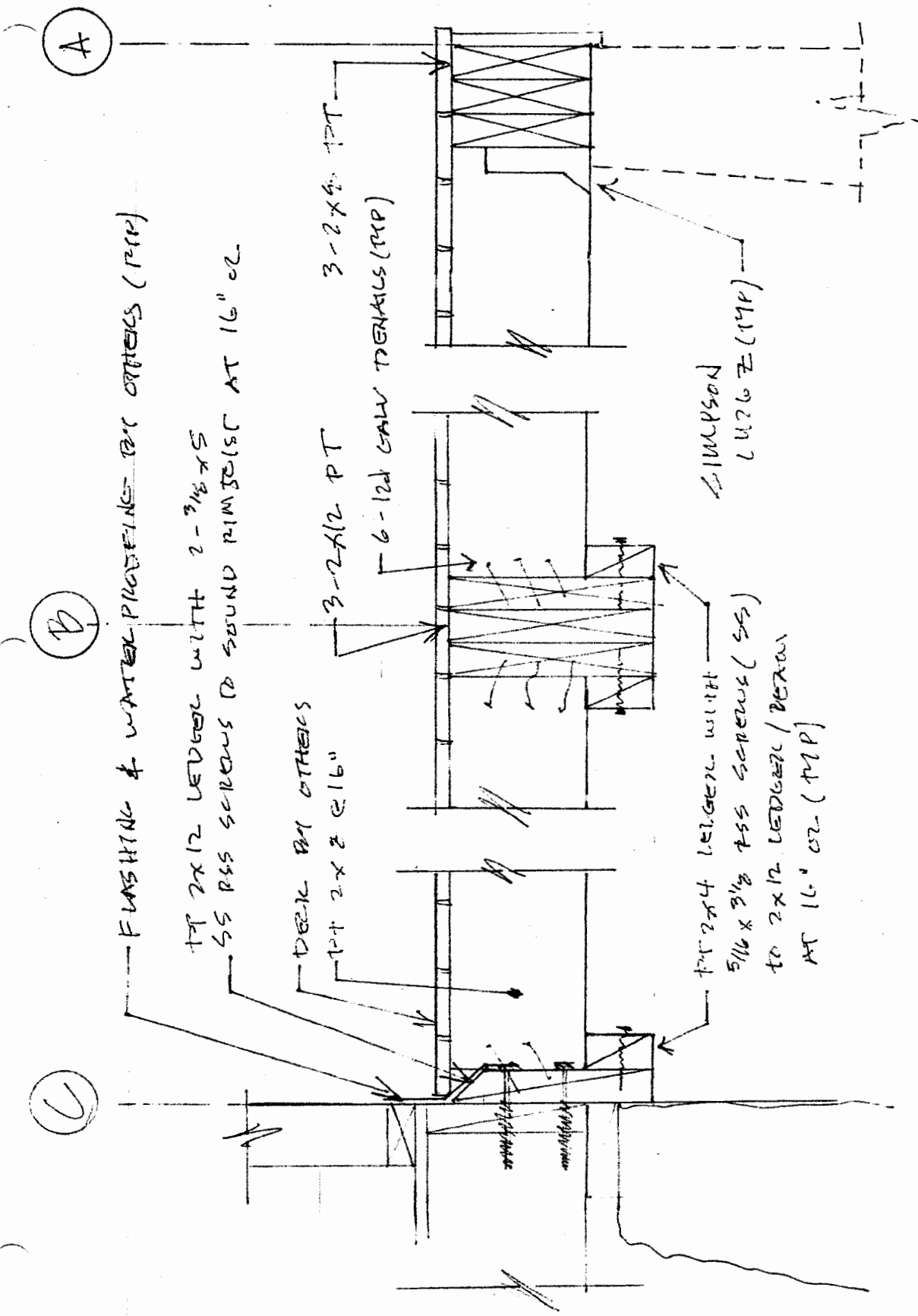


Rachel Conly
Architectural Design



PORCH FRAMING PLAN

Albert Purnam PE
 Project: STEED/FLEXES
 Date: 6.5.12
 Sheet: 111



FLASHING & WATER PROOFING BY OTHERS (TRP)

1" 2x12 LEDGER WITH 2-3/8" X 5 SS PSS SCREWS TO SOUND RIM JOIST AT 16" O.C.

DECK BY OTHERS
1" 2x2 @ 16"

3-2x12 PT

6-12d GALV NAILS (TRP)

3-2x4 PT

1" 2x4 LEDGER WITH 5/16" X 3 1/2" PSS SCREWS (SS) TO 2x12 LEDGER / BEAM AT 16" O.C. (TRP)

1 1/2" IMPSON
1 1/2" U76 Z (TRP)

SECTION 01