

TORRINGTON AVE., PEAKS ISLAND

84-N-11-12



Location, Ownership and detail must be correct, complete and legible.

are res Separate application required for every building.  
with the Plans must be filed with this application.  
know the requirements of not

### Application for Permit for Alterations, etc.

Get All Questions Settled  
BEFORE Commencing Work.  
Failure To Do So

Portland, Me., April 18, 1925 10

To the  
INSPECTOR OF BUILDINGS

The undersigned applies for a permit to alter the following described building:—

Descrip-  
tion of  
Present  
Bldg.

Location Torrington Point Peaks Island Ward 1 in fire-limits no

Name of Owner or Lessee A P Dunham Address Peaks Island

" " Contractor, George Keating " Peaks Island

" " Architect, .....

Material of Building is wood Style of Roof, pitch Material of Roofing, shingle

Size of Building is ..... feet long; ..... feet wide. No. of Stories, .....

Cellar Wall is constructed of ..... is ..... inches wide on bottom and batters to ..... inches on top.

Underpinning is ..... is ..... inches thick; is ..... feet in height.

Height of Building ..... Wall, if Brick; 1st, ..... 2d, ..... 3d, ..... 4th, ..... 5th, .....

What was Building last used for? cottage No. of Families? 1

What will Building now be used for? cottage 1 family

#### Detail of Proposed Work

Build piazza 7x12feet put in two windows on piazza  
all to comply with the building ordinance

Estimated Cost \$ 50.

#### If Extended On Any Side

Size of Extension, No. of feet long? .....; No. of feet wide? .....; No. of feet high above sidewalk? .....

No. of Stories high? .....; Style of Roof? .....; Material of Roofing? .....

Of what material will the Extension be built? ..... Foundation? .....

If of Brick, what will be the thickness of External Walls? ..... inches; and Party Walls ..... inches.

How will the extension be occupied? ..... How connected with Main Building? .....

#### When Moved, Raised or Built Upon

No. of Stories in height when Moved, Raised, or Built upon? ..... Proposed Foundations? .....

No. of feet high from level of ground to highest part of Roof to be? .....

How many feet will the External Walls be increased in height? ..... Party Walls .....

#### If Any Portion of the External or Party Walls Are Removed

Will an opening be made in the Party or External Walls? ..... in ..... Story.

Size of the opening? ..... How protected? .....

How will the remaining portion of the wall be supported? .....

Signature of Owner or  
Authorized Representative

*A P Dunham*

Address .....

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

1852

*Keeney Air*  
*Apr 31. 38*

Peaks Island

Apr 18/25

*CP Dunham*  
*84-N-112*  
*3200*

DATE  
NO. 4  
1938  
DUNHAM

RECEIVED BY THE AIR FORCE

RECEIVED BY THE AIR FORCE

REVERSE SIDE OF THIS DOCUMENT IS NOT TO BE OPENED BEFORE BEGINNING

930406

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee 50.00 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot # \_\_\_\_\_

Please fill out any part which applies to job Proper plans must accompany form.

Owner: Donald Newcombe Phone # 766-2090

Address: 94 Torrington Ave Peaks Isl. 04107

LOCATION OF CONSTRUCTION 94 Torrington Ave - Peaks Isl

Contractor: Self Sub: \_\_\_\_\_

Address: \_\_\_\_\_ Phone # \_\_\_\_\_

Est. Construction Cost: 700.00 Proposed Use: 1-fam w/ext reno

Pa.t Use: 1-fam

# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_

Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_

# Stories: \_\_\_\_\_ # Bedrooms: \_\_\_\_\_ Lt. Size: \_\_\_\_\_

In Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_

Explain Conversion Make Exterior Renovation as per plans

**For Official Use Only**

**PERMIT ISSUED**

Date May 11, 1993 Subdivision: \_\_\_\_\_ Name MAY 21 1993

Inside Fenc Limits \_\_\_\_\_ Hldg Code \_\_\_\_\_ Ownership \_\_\_\_\_

Time Limit \_\_\_\_\_ Estimated Cost \_\_\_\_\_

**CITY OF PORTLAND**

Zoning: Street Frontage Provided: \_\_\_\_\_ Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_

Review Required: Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_ Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date \_\_\_\_\_ Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_ Special Exception \_\_\_\_\_ Other (Explain) WDA 5-20-93

084-N-011

- Foundation:
- Type of Sill: \_\_\_\_\_
  - Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_
  - Footings Size: \_\_\_\_\_
  - Foundation Size: \_\_\_\_\_
  - Other \_\_\_\_\_

- Floor:
- Sills Size: \_\_\_\_\_ Sills must be anchored.
  - Gyler Size: \_\_\_\_\_
  - Lally Column Spacing: \_\_\_\_\_ Spacing 16" O.C.
  - Jolsts Size: \_\_\_\_\_
  - Bridging Type: \_\_\_\_\_
  - Floor Sheathing Type: \_\_\_\_\_
  - Other Material \_\_\_\_\_

- Exterior Walls:
- Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
  - No. windows \_\_\_\_\_
  - No. Doors \_\_\_\_\_
  - Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
  - Bracing Yes \_\_\_\_\_ No \_\_\_\_\_
  - Corner Posts Size \_\_\_\_\_
  - Insulation Type \_\_\_\_\_
  - Sheathing Type \_\_\_\_\_
  - Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_
  - Masonry Materials \_\_\_\_\_
  - Metal Materials \_\_\_\_\_

- Interior Walls:
- Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
  - Header Sizes \_\_\_\_\_
  - Wall Covering Type \_\_\_\_\_
  - Fire Wall if required \_\_\_\_\_
  - Other Materials \_\_\_\_\_

- Ceiling: \_\_\_\_\_
- Roof: \_\_\_\_\_
- Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_
  - Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
  - Roof Covering Type \_\_\_\_\_
- Chimneys: \_\_\_\_\_
- Heating: \_\_\_\_\_
- Electrical: \_\_\_\_\_
- Plumbing: \_\_\_\_\_
- Swimming Pools: \_\_\_\_\_

Permit Received By Mary Gresik

Signature of Applicant Donald Newcombe Date May 11, 1993

Signature of CEO \_\_\_\_\_ Date \_\_\_\_\_

Inspection Dates \_\_\_\_\_

**PERMIT ISSUED WITH REQUIREMENTS**

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$60.00 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot # \_\_\_\_\_  
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Donald Newcombe Phone # 766-2090  
508-263-7878  
 Address: 51 Washington Dr. Acton, MA 01720  
 LOCATION OF CONSTRUCTION 94 Torrington, Peaks Island 04108  
 Main permit Contractor: self Sub: \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone #: \_\_\_\_\_  
 Est. Construction Cost: 8,000 Proposed Use: single family cottage Zoning: YPO  
 Past Use: single family cottage  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Converted Yes  
 Explain Conversion enclose patio add 1-X 14 ft. room

**For Official Use Only**  
 Date 9/4/92 Subdivision: \_\_\_\_\_ Name \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Lot \_\_\_\_\_  
 Ebg Code \_\_\_\_\_ Ownership: \_\_\_\_\_ Public \_\_\_\_\_  
 Time Limit \_\_\_\_\_ Private \_\_\_\_\_  
 Estimated Cost 8,000  
 Street Frontage Provided: \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
 Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other \_\_\_\_\_ (Explain) \_\_\_\_\_

Foundations: 84-N-011/012  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footings Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other: 10-26-92  
 Floor:  
 1. Sills Size: permit not issued Sills must be anchored  
 2. Girder Size: \_\_\_\_\_  
 3. Lally Column Spacing: \_\_\_\_\_  
 4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.  
 5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_  
 Exterior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 5. Bracing \_\_\_\_\_ No. \_\_\_\_\_  
 6. Corner Posts Size \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
 10. Masonry Materials \_\_\_\_\_  
 11. Metal Materials \_\_\_\_\_  
 Interior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall if required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

**HISTORIC PRESERVATION**  
 Ceiling:  
 1. Ceiling Joists Size: \_\_\_\_\_ Not in District nor landmark.  
 2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_ Does not require review.  
 3. Type Ceilings: \_\_\_\_\_  
 4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_ Requires Review.  
 5. Ceiling Height: \_\_\_\_\_  
 Roof:  
 1. Truss or Rafters Size \_\_\_\_\_ Span \_\_\_\_\_ Action: Approved  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_ Approved with conditions  
 3. Roof Covering Type \_\_\_\_\_  
 Chimneys:  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_  
 Heating:  
 Type of Heat: \_\_\_\_\_  
 Electrical:  
 Service Entrance Size: \_\_\_\_\_ Smoke Detector Req'd Yes \_\_\_\_\_ No \_\_\_\_\_  
 Plumbing:  
 1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
 2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Flushes \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures \_\_\_\_\_  
 Swimming Pools:  
 1. Type: \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

Permit Received By Latini  
 Signature of Applicant Donald Newcombe Date 9/4/92  
 CEO's District \_\_\_\_\_

White - Tax Assessor

CONTINUED TO REVERSE SIDE  
 Ivory Tag - CEO

930406

Permit # 930406 City of Portland BUILDING PERMIT APPLICATION Fee 50.00 Zone          Map #         

Please fill out any part which applies to job. Proper plans must accompany form.

PERMIT ISSUED

Owner: Donald Newcombe Phone # 766-2090  
 Address: 94 Torrington Ave Peaks Isl. 04108  
 LOCATION OF CONSTRUCTION 94 Torrington Ave  
 Contractor: Self Sub:           
 Address:          Phone #           
 Est. Construction Cost: 6,000.00 Proposed Use: 1-fam w/ext reno  
 Past Use: 1-fam  
 # of Existing Res. Units          # of New Res. Units           
 Building Dimensions L          W          Total Sq. Ft.           
 # Stories:          # Bedrooms          Lot Size:           
 Is Proposed Use: Seasonal          Condominium          Conversion           
 Explain Conversion Make Exterior Renovation as per plans

For Official Use Only  
 Date May 11, 1993 Subdivision          Name           
 Inside Fire Limits           
 Bid Code          Owner          Private           
 Time Limit           
 Estimated Cost           
 CITY OF PORTLAND

Zoning: Street Frontage Provided:          Side           
 Provided Setbacks: Front          Back          Side           
 Review Required: Zoning Board Approval: Yes          No          Date:           
 Planning Board Approval: Yes          No          Date:           
 Conditional Use:          Variance          Site Plan          Subdivision           
 Shoreland Zoning Yes          No          Floodplain Yes          No           
 Special Exception           
 C-1          (Explain)         

084-N-011

Foundation:  
 1. Type of Soil:           
 2. Set Backs - Front          Rear          Side(s)           
 3. Footings Size:           
 4. Foundation Size:           
 5. Other         

Floor:  
 1. Sills Size:          Sills must be anchored.  
 2. Girder Size:           
 3. Lally Coll in Spacing:          Size:          Spacing 16" O.C.  
 4. Joists Size:          Size:           
 5. Bridging Type:          Size:           
 6. Floor Sheathing Type:          Size:           
 7. Other Material:         

Exterior Walls:  
 1. Studding Size          Spacing           
 2. No. windows           
 3. No. Doors           
 4. Header Sizes          Span(s)           
 5. Bracing Yes          No           
 6. Corner Posts Size           
 7. Insulation Type          Size           
 8. Sheathing Type          Size           
 9. Siding Type          Weather Exposure           
 10. Masonry Materials           
 11. Metal Materials         

Interior Walls:  
 1. Studding Size          Spacing           
 2. Header Sizes          Span(s)           
 3. Wall Covering Type           
 4. Fire Wall if required           
 5. Other Materials         

Ceiling:  
 1. Ceiling Joists Size:          Spacing          Not in District nor landmark  
 2. Ceiling Strapping Size           
 3. Type Ceilings:          Size          Does not require review  
 4. Insulation Type          Requires Review  
 5. Ceiling Height:           
 Roof:  
 1. Truss or Rafter Size          Span          Action:          Approved  
 2. Sheathing Type          Size          Approved with Conditions  
 3. Roof Covering Type           
 Chimneys:  
 Type:          Number of Fire Places          Date: 7/1/93  
 Signature: [Signature]  
 Heating:  
 Type of Heat:           
 Electrical:  
 Service Entrance Size:          Smoke Detector Required Yes          No           
 Plumbing:  
 1. Approval of soil test if required           
 2. No. of Tubs or Showers           
 3. No. of Flushes           
 4. No. of Lavatories           
 5. No. of Other Fixtures           
 Swimming Pools:  
 1. Type:           
 2. Pool Size:          Square Footage           
 3. Must conform to National Electrical Code and applicable Footage Law.

HISTORIC PRESERVATION

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

Permit Received By Mary Date May 11, 1993  
 Signature of Applicant [Signature]  
 Signature of CEO [Signature] Date           
 Inspection Dates

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ \_\_\_\_\_  
Subdivision Fee \$ \_\_\_\_\_  
Site Plan Review Fee \$ \_\_\_\_\_  
Other Fees \$ \_\_\_\_\_  
(Explain) \_\_\_\_\_  
Late Fee \$ \_\_\_\_\_

Inspection Record

Type	Date
Done w/out	6/6/94
Inspection	
Above	

COMMENTS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant

*Ronald M. Newcombe*

Date

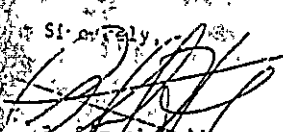
12 May 93





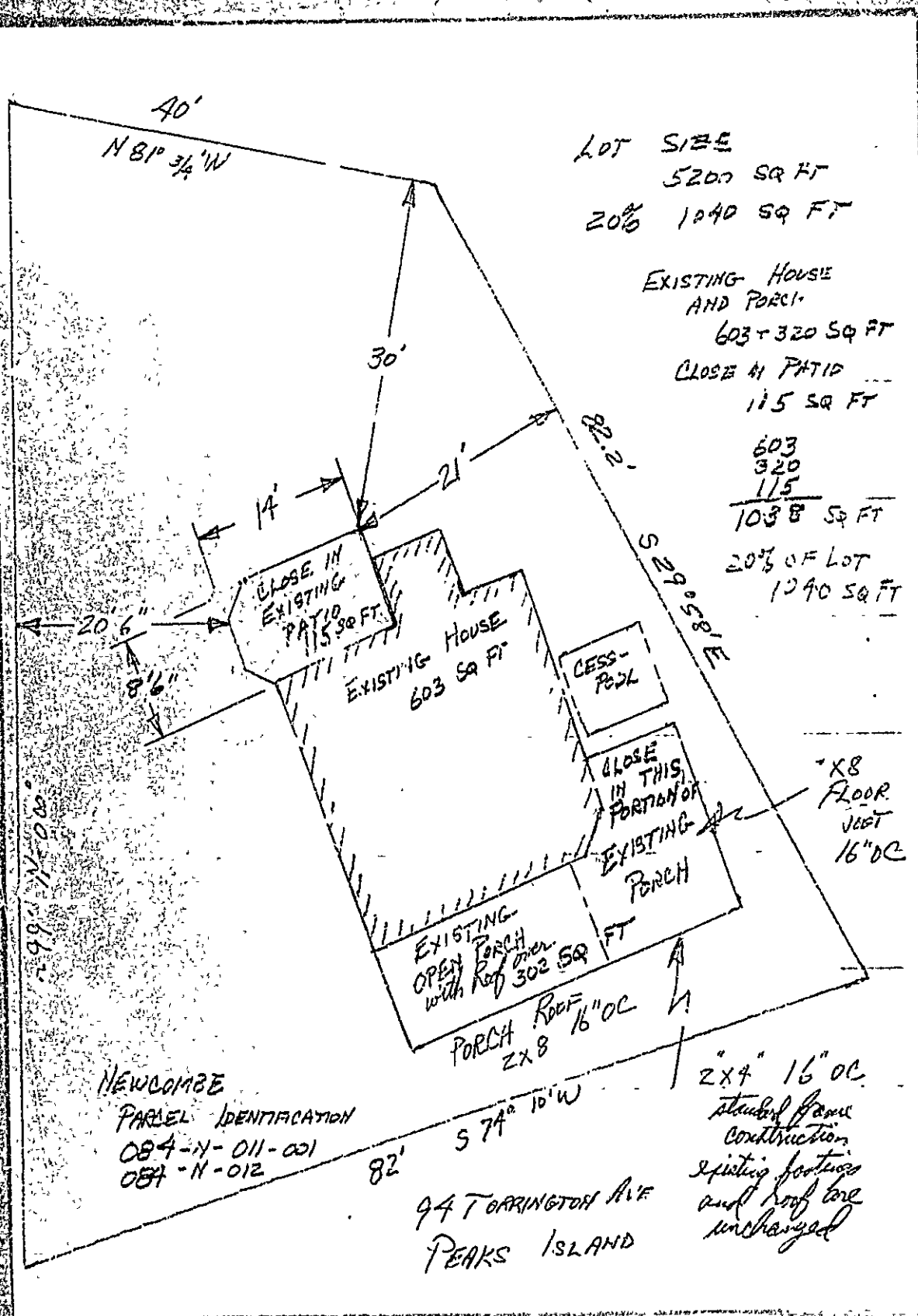
- 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.
- 9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be not less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches. For more detail on guards & handrails see Article 8 section 824.0 and 825.0 of the 2004 National Building Code.
- 10.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year."
- 11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 12.) Stair construction in Use Group R-3, R-4, is a minimum of 9" tread and 8-1/4" maximum rise.
- 13.) Headroom in habitable spaces is a minimum of 7'6".
- 14.) The minimum headroom in all parts of a stairway shall not be less than 6 feet 8 inches.
- 15.) All construction and demolition debris must be disposed at the RWS by a licensed carrier or solid waste at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate of occupancy is issued or demolition permit is granted.

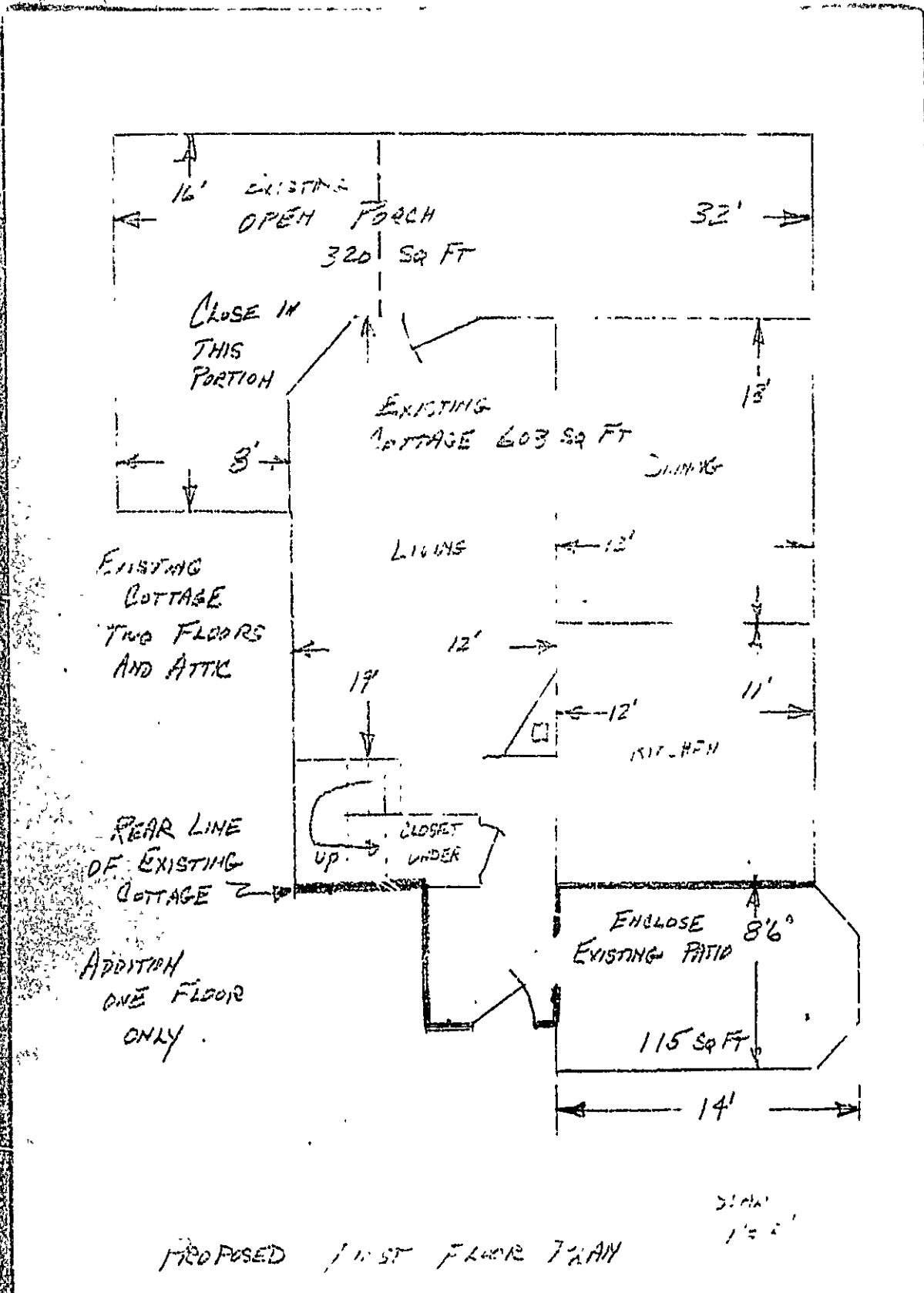
St. or. City

  
Samuel H. Jones  
Chief of Inspection Services

/el

11/16/88-11/27/90-8/14/91-9/2/92-10/14/92



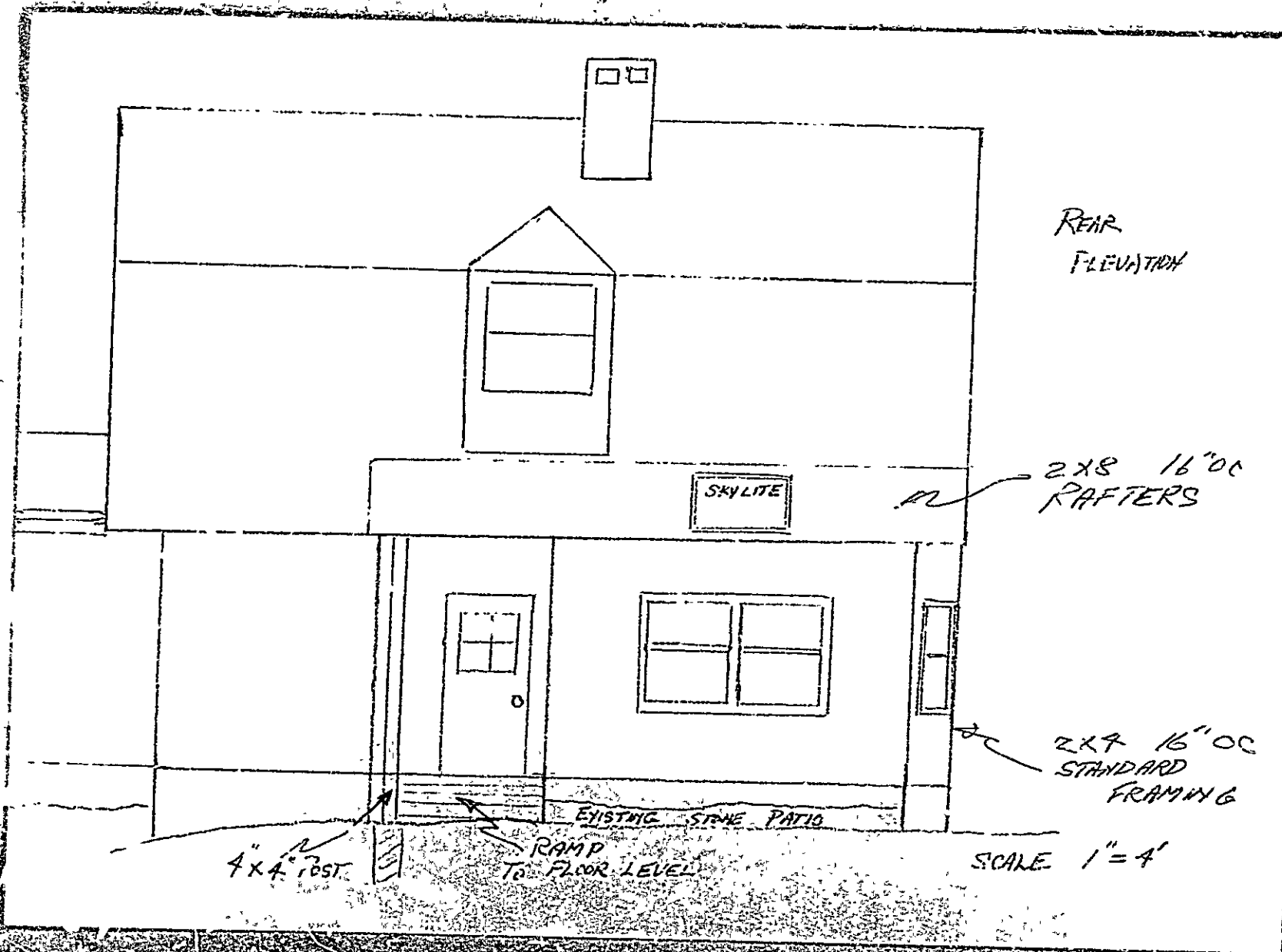


PROPOSED FIRST FLOOR PLAN

10/28/84



SIDE ELEVATION  
1" = 4'



REAR  
ELEVATION

SKYLITE

2x8 16" OC  
RAFTERS

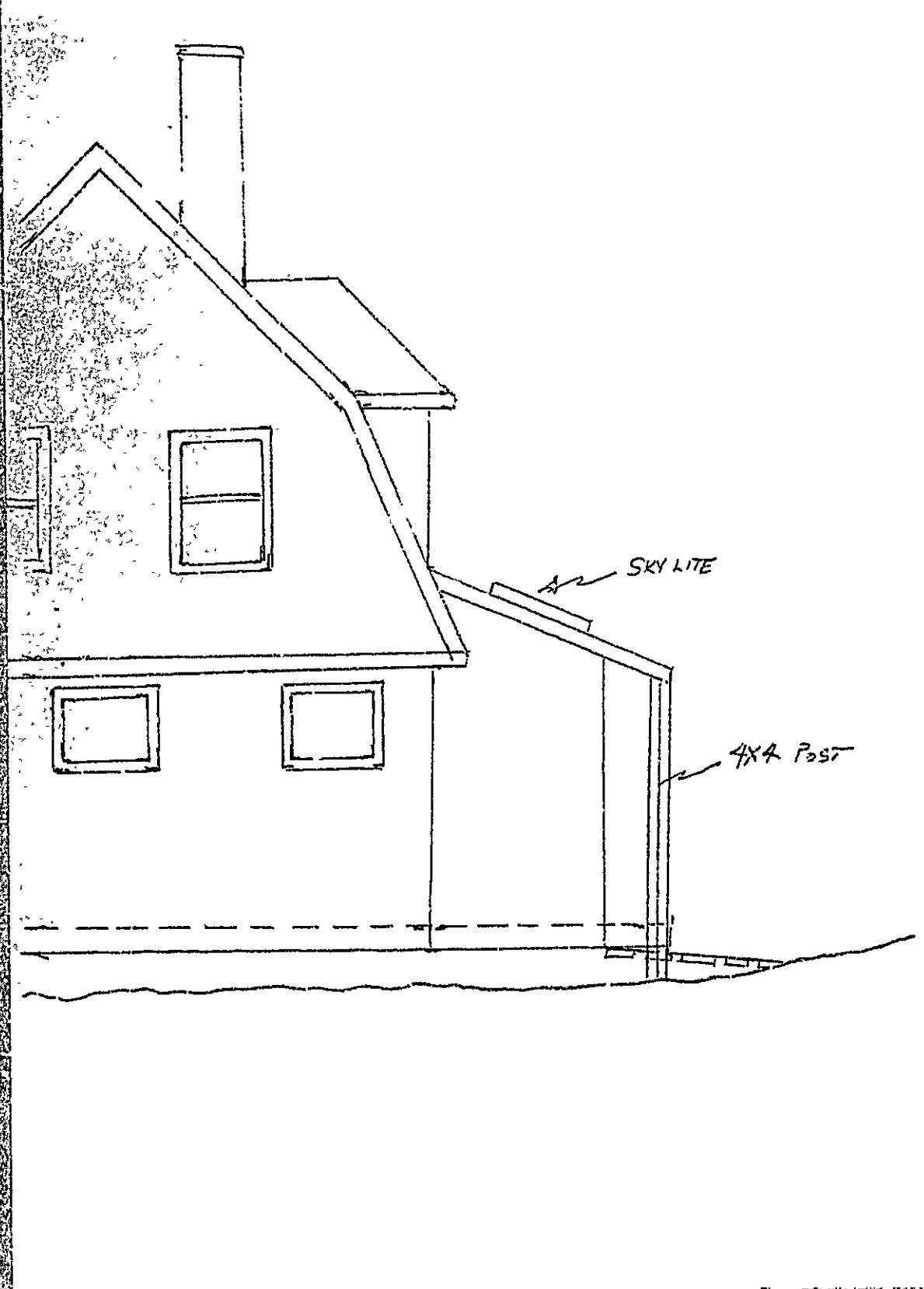
2x4 16" OC  
STANDARD  
FRAMING

EXISTING STONE PATIO

RAMP  
TO FLOOR LEVEL

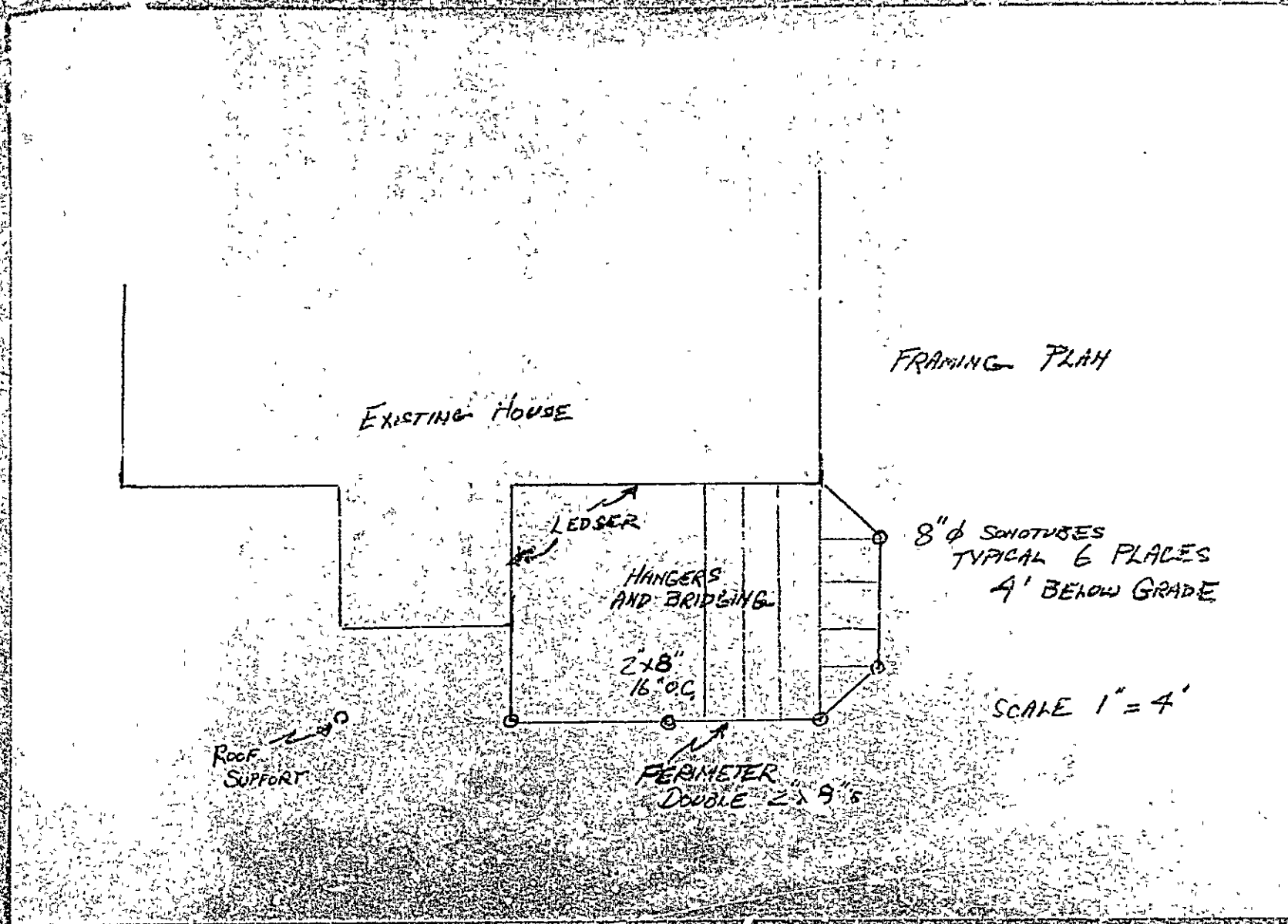
4x4 POST

SCALE 1"=4'



SKY LITE

4x4 POST



EXISTING HOUSE

FRAMING PLAN

LEDGER

HANGERS AND BRIDGING

2x8  
16" OC

Roof  
SUPPORT

PERIMETER  
DOUBLE 2x9's

8" Ø SONOTUBES  
TYPICAL 6 PLACES  
4' BELOW GRADE

SCALE 1" = 4'