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.

Current Owner Information

Card Number	1 of 1
Parcel ID	051 E021001
Location	13 GRANITE ST
Land Use	ELEVEN TO TWENTY FAMILY
Owner Address	GRANITE STREET LLC PO BOX 7626 PORTLAND ME 04112
Book/Page	21692/141
Legal	51-E-21 GRANITE ST 13-25
	12732 SF

Bldg is Conforming as to Non-Conforming as to lotsize per DH. — 12 x 6,000 # = 72000 # would Need

Valuation Information

Land	Building	Total
$35,490	$246,120	$281,610

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1910	12	13104	1

Total Acres	Total Buildings Sq. Ft.	Structure Type	Building Name
0.292	13104	APARTMENT - GARDEN	

Exterior/Interior Information

Section	Levels	Size	use
1	B1/B1	3264	SUPPORT AREA
1	01/01	3264	APARTMENT
1	02/03	3288	APARTMENT

Height	Walls	Heating	A/C
6			
9	FRAME	HOT AIR	
9	FRAME	HOT AIR	

Building Other Features

Line	Structure Type	Idontical Units
2	PORCH - COVERED	1
2	PORCH - ENCL	1
2	PORCH - COVERED	1
2	PORCH - COVERED	1
3	PORCH - COVERED UPPER	1
3	PORCH - OPEN UPPER	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1945	GARAGE FRAME	396	1
1973	ASPHALT PARKING	2400	1

3	8,400
4	8,800
5	**9,100**
10	10,500
15....	11,800
30	113,800
45	**15,500**

(Code 1968, § 602.19.N)

Sec. 14-436. Building extensions.

Existing non-residential and residential principal structures which are nonconforming as to any area and/or yard requirements may be enlarged within the existing footprint subject to the following provisions.

Island zones changed 1985

1. *For principal structures lawfully nonconforming as to land area per dwelling unit as of July 19, 1988:* The floor area of the expansion shall be limited to no more than fifty (50) percent of the first floor footprint. The additional floor area shall be created in the uppermost floor by the use of dormers, turrets or similar structures needed to provide the minimum height required for habitable space while preserving the existing roof configuration to the maximum extent possible.

2. *For residential ~~principal structures~~ conforming as to land area per dwelling unit as of July 19, 1988, but lawfully nonconforming as to any yard setback or nonresidential principal structures that are lawfully nonconforming as to any yard setback:* The floor area of

OAK POINT ■ ASSOCIATES

FAX TRANSMITTAL SHEET

To: MIKE NUGENT From: GLENN HARMON

Company: CITY OF PORTLAND Date: 24 MAR 05

Fax Number: 874-8716 Total # of Pages (Incl. cover) 4

Phone Number: RE:

___ URGENT ✓ FOR REVIEW ___ PLEASE COMMENT ___ PLEASE REPLY ___ PLEASE RECYCLE

Notes / Comments

- SK A1- PORCH
- SK A2- RAIL
- CUT FROM UL BOOK ASSEMBLY U314

LET ME KNOW IF YOU NEED ANYTHING ELSE

GLENN

cc SCOTT UNRATH

231 Main Street. Biddeford. Maine 04005 TEL 207.283.0193 FAX 207.283.4283 www.oakpoint.com

FIRE RESISTANCE RATINGS - ANSI/UL263 (BXUV)—*Continued*

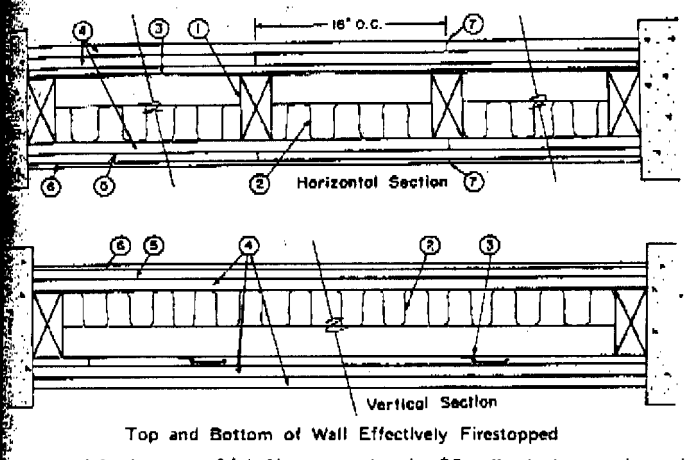
Celotex Corp.—Type FRP or SF3.
Continental Gypsum Company—Types tt-3, CG3-3, CG5-5, CG-C, CGTC-C.
G-P Gypsum Corp.—Types 5, C.
James Hardie Gypsum Inc.—Type Max"C".
Lafarge Gypsum, A Div. of Lafarge Corp.—Types LGFC3, LGFC-C.
National Gypsum Co., Charlotte, NC—Type FSK-1, FSK-G, FSW-1 or FSW-G.
Pabco Gypsum Co.—Type PG-3 or PG-C.
Republic Gypsum Co.—Type RG-C or RG-3.
Standard Gypsum Corp.—Type SGC-1, SG-C or SGC-G.
Temple-Inland Forest Products Corp.—Types T, TG-C or VPB-Type T.

5. **Finishing System**—Exposed or covered with paper tape and joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.

*Bearing the UL Classification Marking

Design No. U313

Bearing Wall Rating — 1 HR.
Finish Rating — 30 Min.



Top and Bottom of Wall Effectively Firestopped

1. Wood Studs—Nom 2 by 4 in., spaced 16 in. OC. Effectively cross braced and fire stopped at top and bottom.
2. **Batts** and **Blankets***—2 in. thick glass fiber batts, installed to fill interior of wall. Attached to **wallboard** (Item 4) with wire staples spaced horizontally and vertically 12 in. OC.
   CertainTeed Corp.
   Johns Manville International Inc.
   Knauf Fiber Glass **GmbH**
   Owens-Corning Fiberglas Corp.
3. **Resilient Furring** Channel—Hat-shaped channel, 25 MSG galv steel, 9/16 in. deep by 2-5/8 in. wide, with 5/8 in. flange. Channels spaced 24 in. OC on one side of wall, flange portion screw attached to each stud with 0.127 in. diam by 1 in. Long self-drilling, self-tapping steel screws.
4. Wallboard, **Gypsum***—5/8 in. thick, 4 ft wide. Inner layer screw attached vertically one ride to furring channels with 1 in. long, self-drilling, self-tapping steel screws spaced 12 in. OC, vertical joints Located Over studs. Inner Layer on other side placed vertically and attached to studs and bearing plates with 5d cement coated cooler nails spaced 32 in. OC with joints located over studs. Outer layer on resilient channel side of wall. placed vertically and bonded to inner layer with 3/4 in. diam dabs of vinyl base paneling adhesive spaced vertically and horizontally 12 in. OC. Outer layer joints offset from inner layer joints and located over studs.
   Celotex Corp.—Type FRP or SF3.
5. **Wallboard, Gypsum***—1/2 in. thick, 48 in. wide sheets. Sheets applied vertically and attached to studs and bearing plates with 8d cement coated cooler nails spaced 12 in. O.C. Joints offset from inner layer joints and located aver studs.
   Celotex Corp.—Type FRP or SF3.
6. **Wallboard, Gypsum***—1/4 or 3/8 in. thick, 48 in. wide sheets, placed vertically and Laminated to 1/2-in. wallboard with 3/4 in. diam dabs of vinyl base paneling adhesive spaced vertically and horizontally 12 in. O.C. Joints offset from joints of center Layer of 1/2-in. wallboard and located over studs.
   Celotex Corp.—Type S.

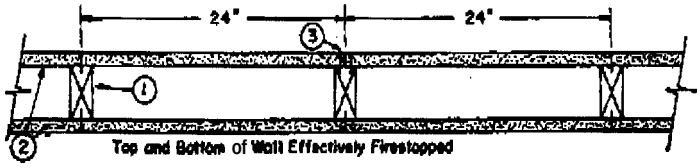
FIRE RESISTANCE RATINGS - ANSI/UL263 (BXUV)—*Continued*

7. Joints—Outer layer joints on both sides of wall towed with paper tape and joint compeund. Screw-heads covered with joint compound.

*Bearing the UL **Classification** Marking.

Design No. U314

Bearing Wall Rating — 1 HR.
Finish Rating — 26 Min.



1. **Wood Surds**—Nom 2 by 4 in., spaced 24 in. OC, effectively fire stopped.
2. Wallboard, **Gypsum***—5/8 in. thick, 4 ft wide. Wallboard or lath nailed to studs and bearing plates 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam head.
   Canadian Gypsum Company—Types AR, IP-X1, SCX, SHX, WRX, FRX.
   National Gypsum Co., Riyadh, Saudi Arabia—Type FR or WR.
   United States **Gypsum Co.**—Type AR, IP-X1, SCX, SHX or WRX, FRX.
   Yeso Panamericano SA de CV—Type AR, IP-X1, SCX, SHX or WRX.

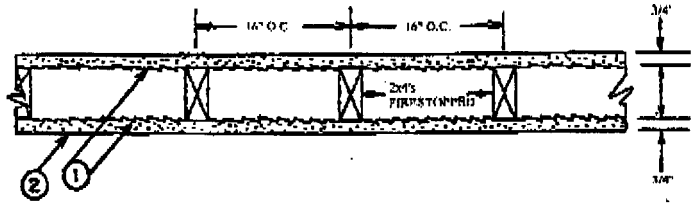
2A. **Wallbeard, Gypsum***—(As an alternate to Item 2)—Nom 3/4 in. thick, 4 ft wide, installed as described in Item 2.
   Canadian Gypsum Company—Type AR.
   United States **Gypsum Co.**—Type AR.
   Yeso Panamericano SA de CV—Type AR.

3. **Joints and Nailheads**—Wallboard joints covered with paper tape and joint compound. Nailheads covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may he applied to the entire surface of Classified veneer baseboard. Joints reinforced.
4. Steel Corner **Fasteners**—(Optional)—For use at wall corners. Channel shaped, 2 in. Long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the wallboard, no greater than 2 in. from corner of wallboard, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail, per fastener. Corners of wallboard shall be nailed to top and bottom plate using No. 6d cement coated nails.
5. **Batts** and **Blankets***—(Optional, Not Shows)—Mineral wool insulation placed in stud cavities.
   Thermafiber LLC—Type SAFB.

'Bearing the UL Classification Marking.

Design No. U315

Bearing Wall Rating — 1 HR.
Finish Rating — 20 Min.



1. Metal **Lath**—3/8 in., 3.4 lb per sq yd diamond mesh expanded steel, secured 7 in. OC. with nails 1-1/8 io., 13 SWG, 3/8 in. head. Lath joints vertical stagged and lapped 1 in., horizontal lapped 1/2 in. Joints tied with 18 SWG wire between studs.
2. **Plaster—Scratch coat** and brown coat of 2 cu ft of vermiculite aggregate* to 100 lb of fibered gypsum for scratch coat and 100 lb of unfibered gypsum for brown coat.
   Construction Products Div., W. R. trace & Co. of Canada, **Ltd.**
   Mandoval Ltd.
   Mandoval **Vermiculite** Products. xnc.
   Palmetto Vermiculite Co., Inc.
   Zonolite Construction Prods. Div., W. R. Grate & Co.

"Bearing the UL Classification Marking

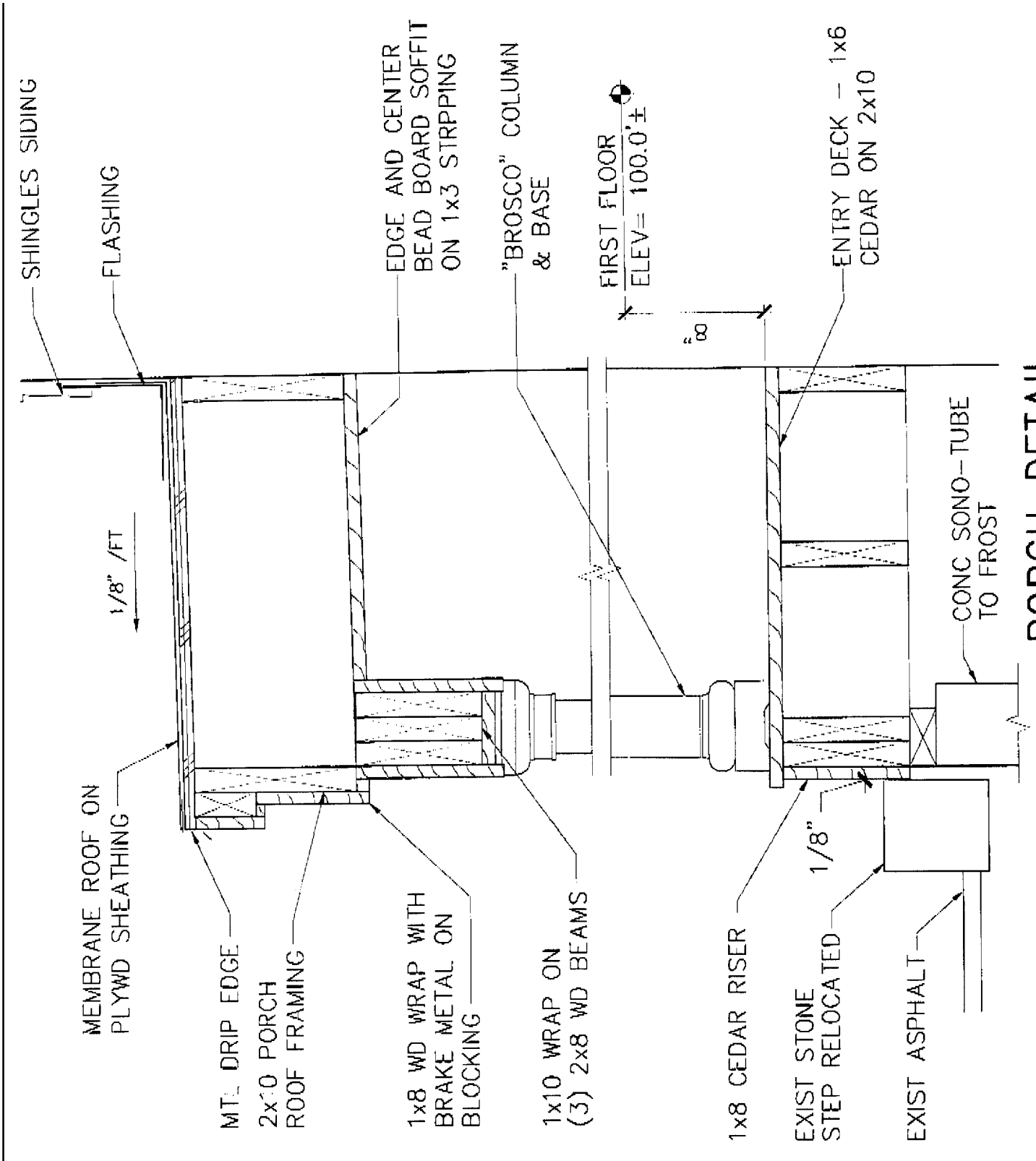
OAK POINT ASSOCIATES
231 Main Street, Biddeford, Maine 04005 (T) 207.283.0193 (F) 207.283.4288
www.oakpointme.com

PROJECT: 2041001
DESIGNED BY: GLH
DRAWN BY: CRR
CHECKED BY: GLH

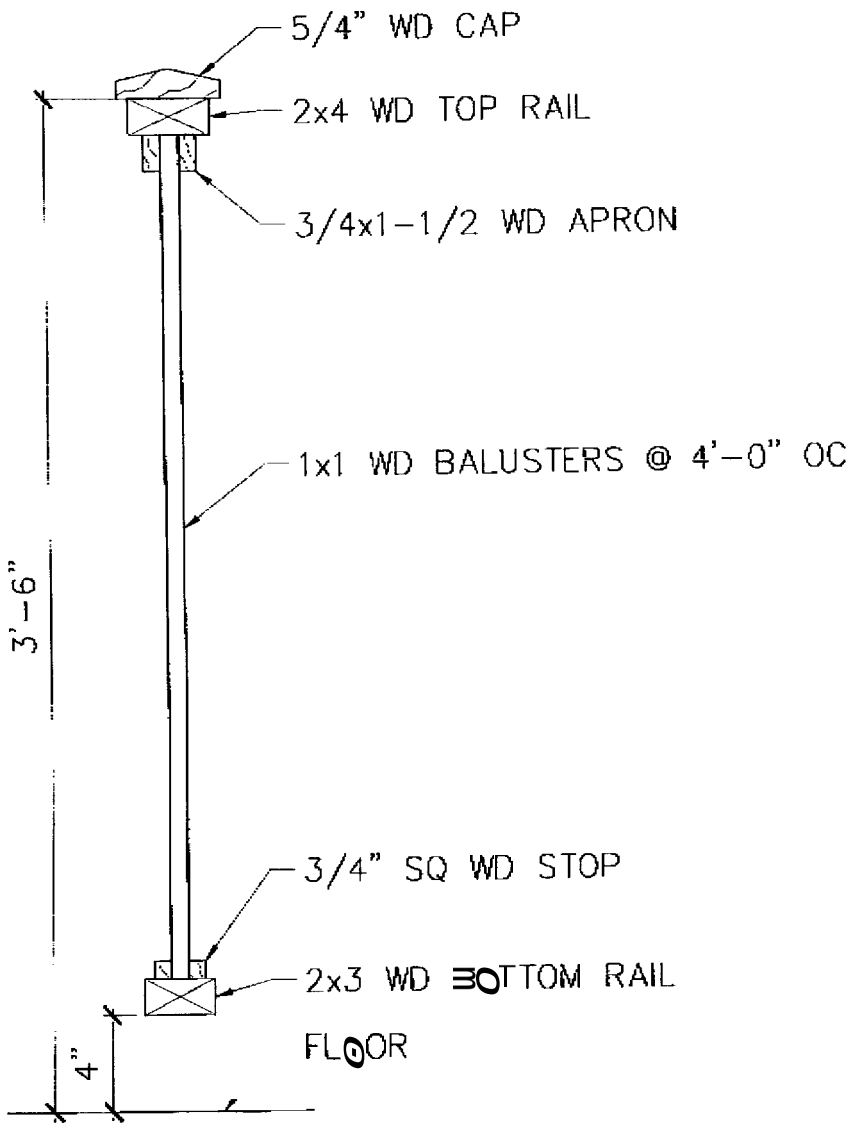
13-25 GRANITE STREET
RENOVATION
PORTLAND, ME
SCOTT A. LINSAY ASSOCIATES

REVISED
PORCH DETAIL

SCALE: AS NOTED
DATE: 03-24-05
REV: SK-A1
CLARIFICATION SKETCH



PORCH DETAIL
SCALE: 1-1/2"=1'-0"



NOTE

ANCHOR TO EITHER WALL WITH METAL CLEATS – SIMPSON OR EQUAL.

RAILING DETAIL

SCALE: 1-1/2"=1'-0"

OAK POINT ASSOCIATES
231 Main Street, Biddeford, Maine 04005 (T) 207.283.0168 (F) 207.283.4288
www.oakpoint.com

DESIGNED BY: GLH
DRAWN BY: CRR
CHECKED BY: GLH
PROJECT: 20410.01

13-25 GRANITE STREET RENOVATION
PORTLAND, ME
SCOTT A. LINSAY ASSOCIATES

RAILING DETAIL

SCALE: AS NOTED
DATE: 03-24-05
REV: **SK-A2**
CLARIFICATION SKETCH