

Location of Construction: 45 Grafton St		Owner: Mitchell, Charles		Phone: 761-1504		Permit No: 960707	
Owner Address: SAA Field, ME 04103		Leasee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Richard DiMauro		Address: 161 Tobey Rd New Gloucester, 04260		Phone:		Permit Issued: JUL 23 1996	
Past Use: 1-fam		Proposed Use: Same w/addition		COST OF WORK: \$ 38,450.00		PERMIT FEE: \$ 210.00	
Proposed Project Description: Construct Addition (24.5 x 22.5)		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>A3</i> Type <i>53</i> <i>BOCA 93</i>		CITY OF PORTLAND	
		Signature:		Signature: <i>[Signature]</i>		Zone: <i>R-5</i> CBL: <i>169-D-047-491</i>	
Permit Taken By: <i>Mary Gresik</i>		Date Applied For: <i>17 July 1996</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval:	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>major</i> <input type="checkbox"/> minor <input type="checkbox"/> mm	

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

00246 RC-0120

PERMIT ISSUED WITH REQUIREMENTS
PERMIT ISSUED WITH REQUIREMENTS

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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: *Charles Mitchell* ADDRESS: DATE: *17 July 1996* PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

- Action:**
- Approved
 - Approved with Conditions
 - Denied

Date: *7/23/96*

CEO DISTRICT *6*
A. Tool

COMMENTS

9-11-96 Work is all complete

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

BUILDING PERMIT REPORT

DATE: 22/July/96 ADDRESS: 45 Grafton St.

REASON FOR PERMIT: To Construct 2nd Floor -

BUILDING OWNER: Charles Mitchell

CONTRACTOR: Richard DiMauro APPROVED: *7*9*11*13

PERMIT APPLICANT: _____ DENIED: *14*15*15*20

CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.

6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
- *7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- *9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, section 19, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)

X 11. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, E-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

12. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993)

A 13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. ~~All other Use Group minimum 11" tread, 7" maximum rise.~~

X 14. Headroom in habitable space is a minimum of 7'6".

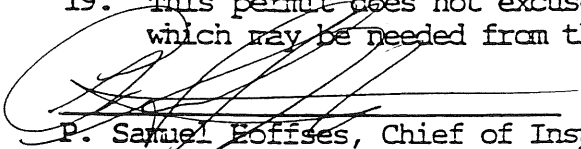
A 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

X 16. All construction and demolition debris must be disposed 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.

17. 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".

18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA 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.

19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Eoffises, Chief of Inspection Services

lel 3/16/95

20. This permit is being issued with the understanding that this building remains a single family dwelling.

Applicant: Charles Mitchell
 Address: 45 Grafton
 Assessors No.: 169-D-047¹⁸ & 49 to 51

Date: 7/22/96

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1930

Zone Location - R-5

Interior or corner lot -

Use - Addition 22.5 x 24.5 = 551.25[#]

Sewage Disposal -

Rear Yards - 20' req - 21' shown

Side Yards - 22' req - 20' + shown both sides

Front Yards - N/A

Projections -

Height - 2 story

Lot Area -

$8550 + 5700 \rightarrow \text{vacant} = 14,250 \text{ sq ft}$

Building Area - MAX 40% of ~~land area~~ or 5,700[#] MAX

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan - N/A

Shoreland Zoning - N/A

Flood Plains - N/A

22.5 x 24.5	=	551.25
10 x 17	=	170.00
24 x 28	=	672.0
8 x 10	=	80
22 x 22	=	484
		<u>1957.25[#]</u>

This is not a land

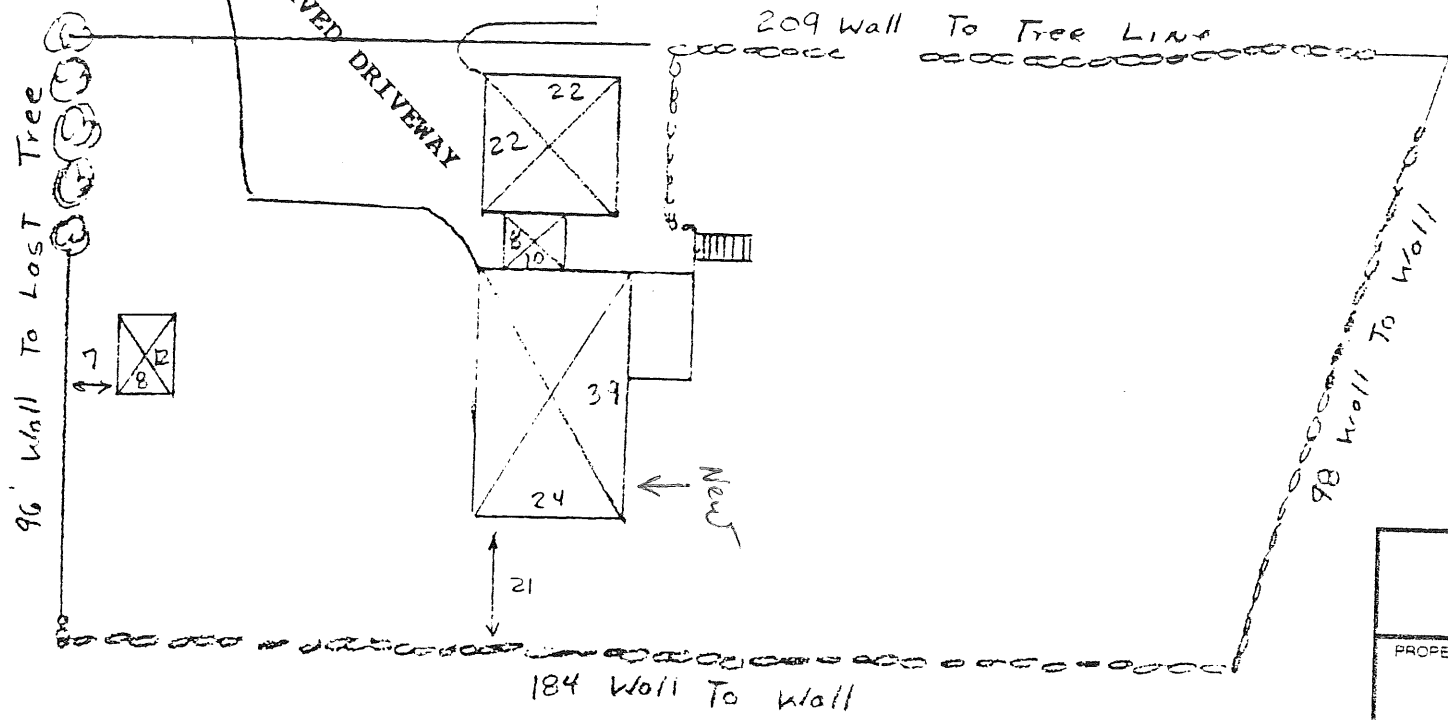
BORROWER



Grafton Street

Paper Road

PAVED DRIVEWAY



To The Lend
I hereby certify that
did conform
construction. The
hazard zone

On record in the C
Book 6294
Plan Book 14

This plan was not
recording purpose
date shown here
Property lines as
This certification
this surveyor is not
or entity.

Joy 1/35

Mortgage Loan Inc	
This is a Class D Sur	
PROPERTY OF	
Stephen A & C 45 Grafton St	
SCALE	DATE
1" = 30	April 17, 1992
BUYER	
Charles H. Mitch	
SURVEYOR	
Pete A. Webber Scarborough,	

Renovations

New Second Floor:

22'6" x 24'6"

3 Bedrooms (8'x12', 8'x12', and 9'x11'1/2') and Full Bath.

Exterior Walls: 2" x 6" Studs 16" O.C. with 6" insulative Cedar shingles to match.

Roof: 2" x 6" 24' Trusses, 24" O.C. with clips. 5/8" CDX Plywood Soffit vents at eaves. Gable Lower 12' x 10" Vents Front & Back

Floor - current Attic Floor has 2" x 6" joists 16" O.C.

Add new joists between old, yielding joists 8" O.C.

3/4" plywood covered by carpeting (linoleum in bath)

Chimney raised to 2' above peak of roof

Steel beam added to provide extra support for new attic/exterior wall where it crosses over first floor living space. 6" x 9" x 24'. Maximum span 11 1/2 feet. Supported by exterior walls and lally poles at middle. (w/9' 24')

Windows: Anderson Vinyl Egress

First Floor Changes:

Existing stairway lengthened to make it less steep. New rise 7 3/4", tread 10 1/2"

Stairway finished with hardwood, banisters.

Stairway opened to living room and foyer.

Existing closet next to tub eliminated.

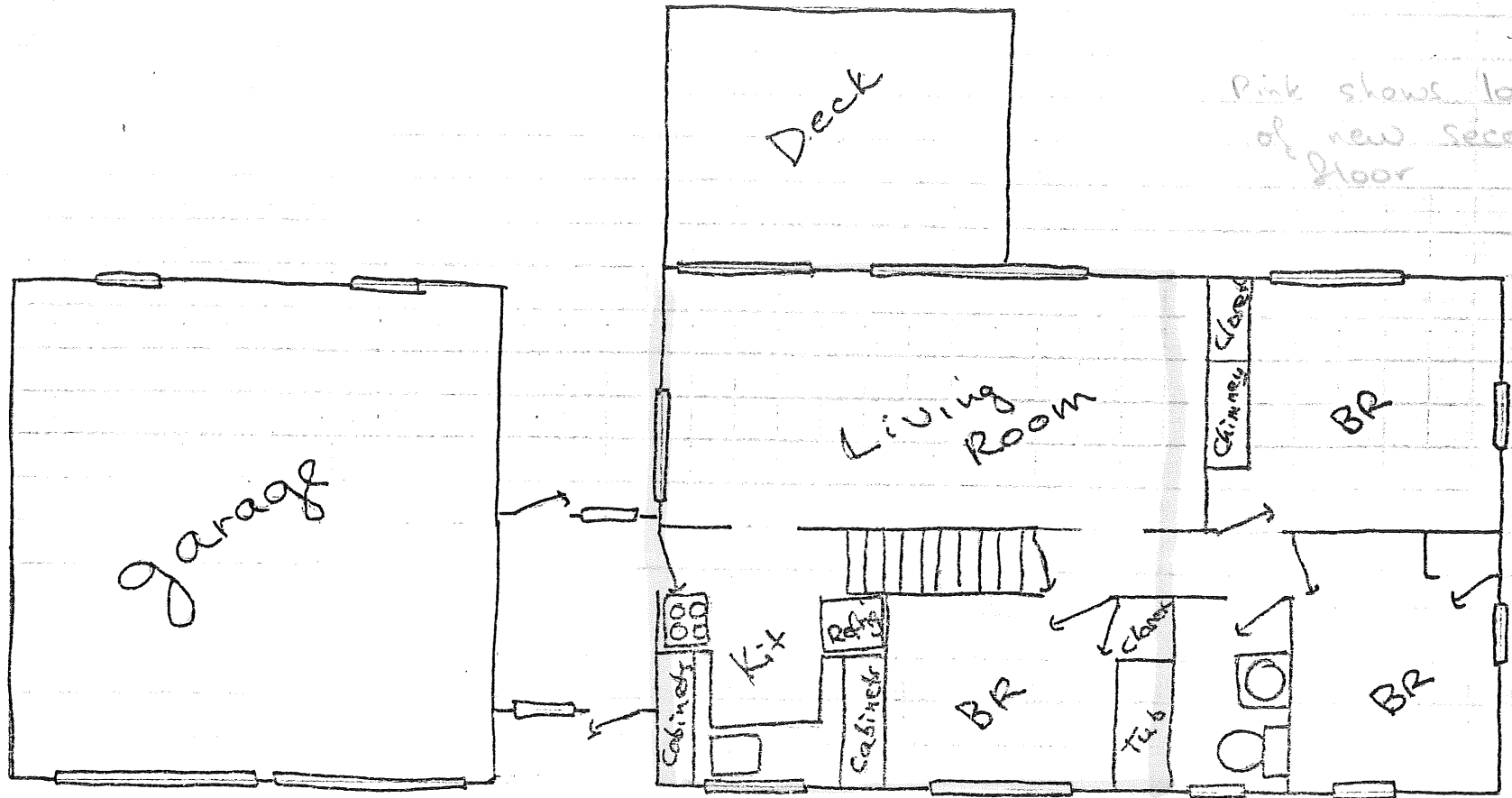
Wall added to create walk-in closet and foyer

New front door

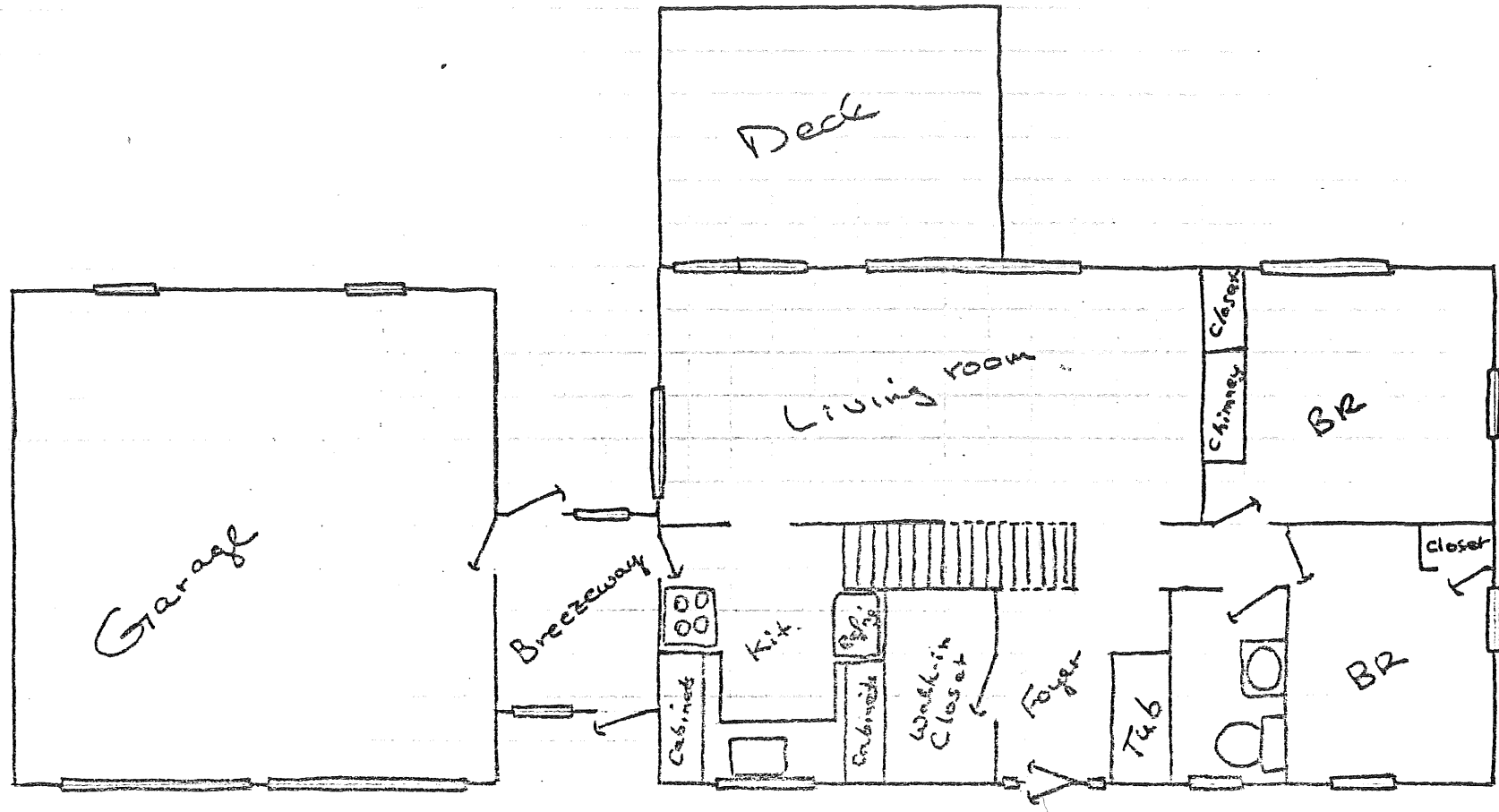
Garage: Rotten sill and boards replaced.

Current Houseplan (one-story)

(1 Block = 2 feet)



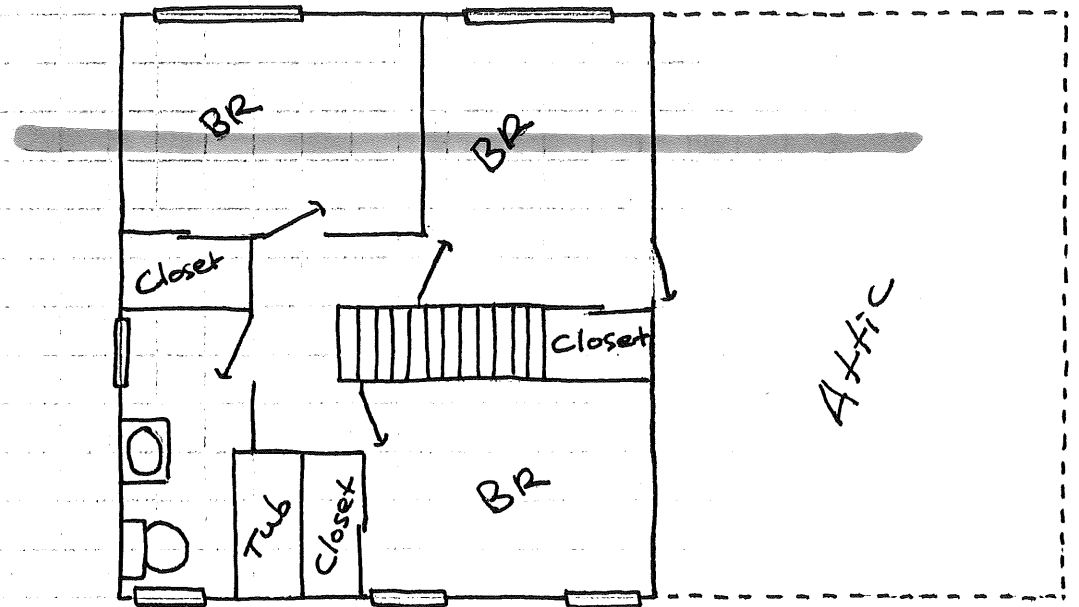
First Floor - with renovations



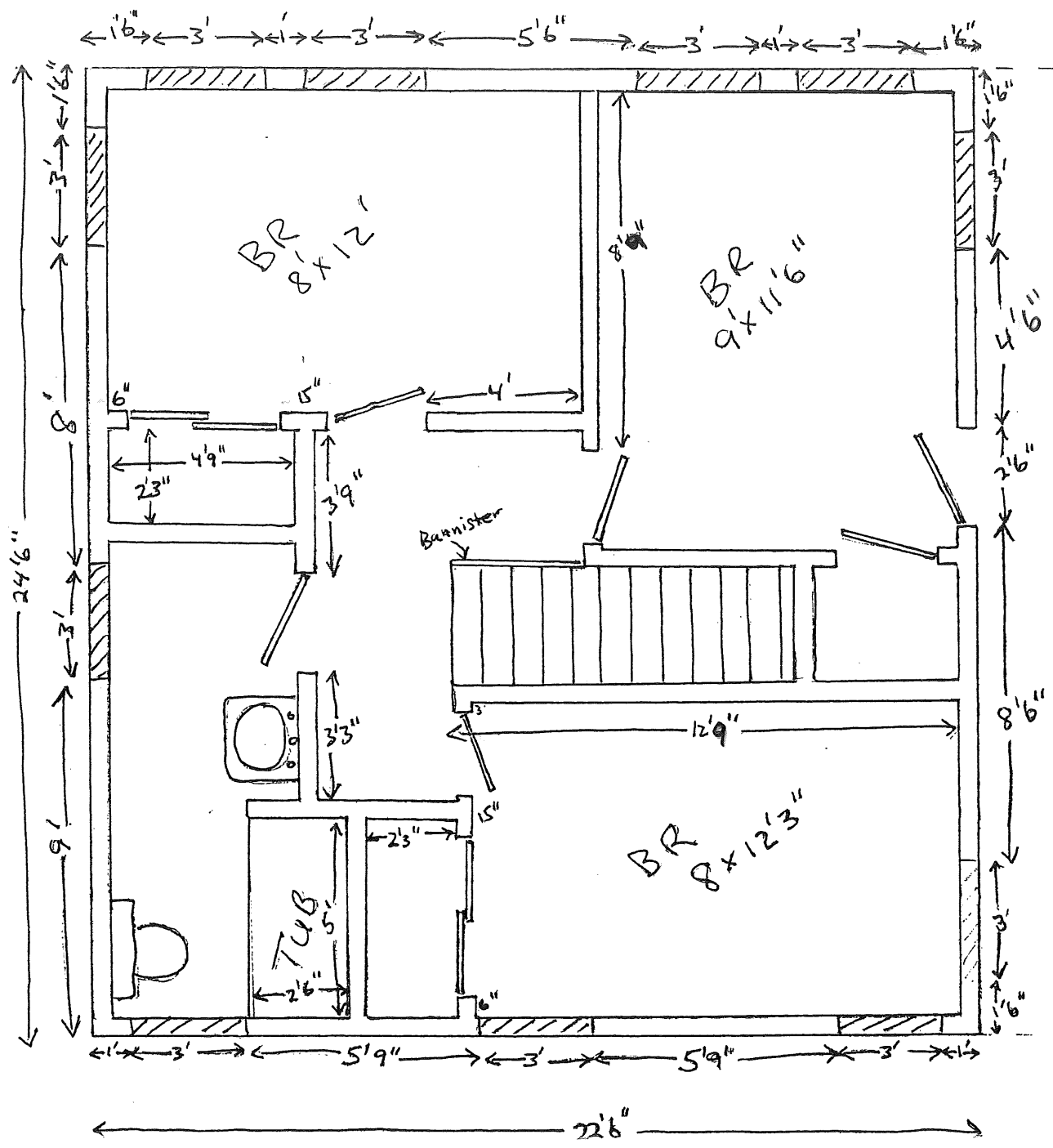
Yellow shows renovations

Second Floor - new

Yellow shows
new construction
Red line shows
location of
framing cross-section



45 Grafton St.
New Second Floor



All doorways 2 1/2'
All windows 3'
All interior walls 2"x4" studs with 1/2" sheetrock
All exterior walls 2"x6" studs with 1/2" sheetrock and insulation

ATTIC

45 Grafton St.

Charles Mitchell
169-0-047

Cedar shingle siding
and asphalt roof
shingles to match

Yellow Highlight =
renovations

