

425-428 CAPISIC STREET

SHAW-WALKER
S 9203-1R



RS RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure..... Third Class

Portland, Maine, March 20, 1958

PERMIT ISSUED
00259
MAR 21 1958
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 426-428 Capisic St. Within Fire Limits? no Dist. No.
Owner's name and address Mr. & Mrs. Joseph Grimaldi, 426 Capisic St. Telephone
Lessee's name and address Telephone
Contractor's name and address Albert Knight & Durward Robbins, 1347 Westbrook St. Telephone 3-2885
Architect Specifications Plans yes No. of sheets 1
Proposed use of building Dwelling No. families 1
Last use " No. families 1
Material frame No. stories 2 Heat Style of roof Roofing
Other building on same lot
Estimated cost \$ 500.00 Fee \$ 2.00

General Description of New Work

To extend existing open breezeway 4'

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Durward Robbins

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth at least 4' below grade solid or filled land? earth or rock?
Material of foundation concrete Thickness top 8" bottom 8" cellar
Material of underpinning Height Thickness
Kind of roof pitch Rise per foot 5" Roof covering Asphalt Class C Und. Lab.
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing lumber—Kind hemlock Dressed or full size? dressed
Corner posts 2x4 Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor concrete, 2nd 3rd roof 2x6
On centers: 1st floor 2nd 3rd roof 16"
Maximum span: 1st floor 2nd 3rd roof 8'
If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

OK-3/21/58-ags

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Mr. & Mrs. Joseph Grimaldi
Albert Knight & Durward Robbins

Signature of owner by:

by:

C16-154-1M-Marks

INSPECTION COPY

F.M.

NOTES

4-14-58 Completed

UP

X

4-14

Permit No. 587-2-17
 Location 100-100-100-100
 Owner Mr. J. J. J. J. J.
 Date of permit 3/11/57
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy Issued
 Staking Out Notice
 Form Check Notice

40

100-100-100-100

May 9, 1957

AP 426-428 Caple Street

Mr. Joseph Grimaldi
1195 Congress Street
Mr. Charles J. Roux Jr.
37 Warren Avenue
Cape Elizabeth, Me.

Gentlemen:-

Examination of plans filed with application for permit for construction of a single family dwelling with breezeway and attached garage at the above named location discloses variances from and questions as to compliance with Building Code requirements as listed below. Before a permit can be issued it is necessary that revised plans indicating compliance with requirements be filed for checking and approval. Details in question are as follows:-

1. What is material, size and spacing of ties for brick veneer to be? *OK*
2. Sill of garage is required to be 4x6 instead of the 4x4 indicated. *OK*
3. How are ceiling timbers of garage to be supported at center of building? *OK*
4. Sills at front and rear of breezeway are required to be all one piece in cross section and not made up of two pieces of 2x8 as shown. *OK*
5. If there is to be brickwork above window and door openings, size of steel lintels supporting such masonry needs to be shown and a statement of design (blank copy enclosed) is required to cover such lintels. *OK*
6. The 4x10 fir header indicated for picture window opening in front wall of dining room is not adequate unless there are to be supports between sections of window. *OK*
7. A support for outer edge of canopy at front entrance will be needed if construction shown in detail is to be followed. *OK*
8. What is to be provided for support of second story rear wall and roof across den? *OK*
9. Presumably ceiling timbers of second story are to run from front to rear over entire area of building. In such a case the partitions between closets and bedrooms above living room and den will become bearing partitions and must be framed with 2x4 studs. What is to be provided in second floor framing to carry the loads involved?
10. Where overhanging timbers of second floor framing over living room

Mr. Joseph Grimaldi - - - - #2
Mr. Charles J. Roux Jr.

May 9, 1957

occur, the double 2x10 timbers supporting their inner ends should be located farther inside the front wall than shown. A 2x3 kicker strip under which these timbers can be notched should be provided along the top edge of the double joists.

11. A single rather than a double timber should be provided on the outer ends of the overhanging second floor joists.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G

Enclosure: Blank statement of design

Excepting and reserving to the grantors herein a certain lot out of the herein described parcel bounded and described as follows: Beginning at point on W side line Caprice Street, said point being 131.08' N.W. along W side line Caprice Street from the second angle in W side line Caprice Street N.W. from Lucas Street, said point also being the S.E. corner of a proposed Right of Way 50' wide; - S.W. along S side line of proposed Right of Way and the N.W. side line of land of Conak Thurston 223'± to a point, said point being S.W. corner of Thurston lot; - S.E. at approximately right angles to last mentioned bounds along S.W. side line Thurston 75'± to a point on division line between Thurston lot and land of Violet C. Chaplin; - in a prolongation S.W. in a straight line of said division line between Thurston lot and land of Chaplin 525' to a point; - N.W. at approx. right angles to last mentioned bound and parallel to Caprice Street 225'± to a point, which point measured in a prolongation S.W. in a straight line of the dividing line between two lots, both belonging to Morris Phyznick, and is 748'± S.W. of W side line Caprice Street; - N.E. 525'± along said prolongation line of the division

line between the two said Pluynick lots
to a point and land of Pluynick which
marks the S.W. corner of Pluynick land;
- S.E. and parallel with Capric St. by land
of said Pluynick 100'± to a point and inter-
section with W. side line of the proposed
Right of Way to Capric Street; - N.E. by
N.W. side line of said Right of Way
and by Pluynick land 220'± to W. side of
Capric Street; - S.E. by W. side line of
Capric Street 50' to point of beginning.
Meaning to convey all our right, title,
and interest in and to any portion of
the herein described lot not already
conveyed by us or our predecessor to this
date by deeds duly recorded.



TO RESIDENCE ZONE - C

APPLICATION FOR PERMIT

Class of Building or Type of Structure. Third Class

Portland, Maine, May 6, 1957

MAY 22 1957

00670

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~alter-repair-demolish~~ install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Capliss St. (426-428) Within Fire Limits? yes Dist. No. 3-5905
Owner's name and address Mr. & Mrs. Joseph Grimaldi 1195 Congress St. Telephone 3-5905
Lessee's name and address _____ Telephone _____
Contractor's name and address owner Albert Knight Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 7
Proposed use of building dwelling and garage No. families 1
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other building on same lot _____
Estimated cost \$ 15,000 Fee \$ 15.00

General Description of New Work

To construct 2 story frame dwelling 33' x 35' with 12' breezeway-2 car garage 22' x 24'
Veneer ~~first~~ floor only. 12" overhang.
first

Permit Issued with Letter

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO owner

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? yes If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate 16' Height average grade to highest point of roof 23'
Size, front 33' depth 33' No. stories 2 solid or filled land? solid earth or rock? earth
Material of foundation concrete at least 4' thickness, top 12" bottom 12" cellar yes
Material of underpinning _____ Height _____ Thickness _____
Kind of roof pitch Rise per foot 6" Roof covering asphalt Class C
No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat hot water oil burner
Framing Lumber—Kind hemlock Dressed or full size? dressed Corner posts 4 x 6 Sills 2 x 6
Size Girder 6 x 10 Columns under girders Lally Size 3 1/2" Max. on centers 6' 3"
Kind and thickness of outside sheathing of exterior walls? 1" board
Studs (outside walls and carrying partitions) 2x4-10" C. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2 x 10, 2nd 2 x 10, 3rd 2 x 8, roof 2 x 8
On centers: 1st floor 16", 2nd 16", 3rd 16", roof 16"
Maximum span: 1st floor 14' 7", 2nd 14' 7", 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot 0, to be accommodated 2 number commercial cars to be accommodated no
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

APPROVED:

with letter by JGS

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Joseph Grimaldi

COPY

Signature of owner by:

Joseph Grimaldi

NOTES

6-28-57 Nothing started

8-6-57 Forms OK as
to size & location
moved aft 35 ft

9-11-57 O.K. to close
in

11-18-57 Near
ready for final

- ✓ Toenail over bulkhead
& basement toilet
- ✓ 1st floor joists
- ✓ Side step.
- ✓ Emer. oil switch

12-16-57 Final OK

424-4235
Permit No. 57/675
Location 424-4235
Owner Mrs. David L. Smith
Date of permit 5/6/57
Notif. closing in
Inspn. closing in 9-11-57
Final Notif.
Final Inspn. 12-16-57
Cert. of Occupancy issued 12/16/57
Sinking Out Notice
Form Check Notice 87-2-5

424-4235
11-27

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 425-428 Capric St.

Issued to Joseph Grimaldi

Date of Issue 12/16/57

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 57/675, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

1-Family Dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

Nelson F. Cartwright
(Date) 12/16/57 Inspector

Warren F. Grimaldi
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar

May 21, 1957

AP 426-428 Capisic Street

Mr. Joseph Grimaldi
1195 Congress St.

Copy to Mr. Charles J. Roux Jr.
37 Warren Avenue, Cape Elizabeth

Dear Mr. Grimaldi:-

(Important postscript at end of this letter)

Building permit authorizing construction of a single family dwelling, breezeway and garage at the above named location is issued herewith based on revised plans filed at this office on May 20, 1957, of which you should secure copies if you do not already have them; but subject to the following conditions:-

1. Ties for brick veneer are required to be of such size and thickness that 1000 ties will weigh at least 48 pounds and are required to be spaced not more than 12 inches on centers vertically and 16 inches horizontally instead of as indicated on revised plans. If corrugated galvanized iron ties of such weight are used, two ties nested one on top of the other are required at each location, but if copper ties are used, only one need be used at each location.

2. Floor timbers beneath partitions separating bedrooms and closets over living rooms are to be tripled in order to take care of the second story ceiling load deposited upon them. Studs of these partitions are to be 2x4 rather than 2x3.

3. Only a single timber instead of double ones are to be provided on ends of second story overhanging second floor timbers.

4. The 4x6 corner posts at rear corners are to extend in one length from sill to plate supporting rafters or are to have lapped splices not less than 18 inches long.

5. Where possible the studs in second story outside walls are to extend down to the double 2x4 girts on which the second floor timbers rest rather than being supported on shoes on top of those timbers.

As you may be aware, a revised Zoning Ordinance is to become effective on June 6, 1957. It is therefore necessary that work on construction of the dwelling be substantially under way by that date in order for the permit now being issued to remain in force and to avoid application of requirements of the revised ordinance which may differ considerably from the existing one.

It should also be understood that since your property is located in a

Mr. Joseph Grimaldi - - - - - #2

May 21, 1957

Residential Zone, the use of the building or the premises as headquarters for a business is not an allowable use.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G

P. S. Plans and application are not complete enough to show compliance with Building Code. Rather than delay the work longer the above conditions are stated as a supplement of your own plans.

Note that after forms for concrete foundations have been built, and before anything at all is put in the forms, you are required to give notice to this office of readiness for inspection, and to refrain from pouring any concrete until our inspector has checked forms and location and attached his sticker of approval to the permit card.

It is important to you that you get in touch with our field inspector in this area, and assure him that you understand and will carry out the above conditions. He will not be able to approve pouring concrete until you have done so.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 4, 1957

PERMIT ISSUED

SEP 5 1957

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 426-428 Capisic St. Use of Building Dwelling No. Stories 2 New Building
Name and address of owner of appliance Mr. & Mrs. Joseph Grimaldi, 1195 Congress St. Existing
Installer's name and address A.E. Moody, 479 Auburn St. Telephone 2-0072

General Description of Work

To install Oil burning equipment and boiler - forced hot water.

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 24"
From top of smoke pipe 15" From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 8x12 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Hart-Heat-gun type Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1 1/2"
Location of oil storage Basement Number and capacity of tanks 1-275 gal.
Low water shut off. Make No.
Will all tanks be more than five feet from any flame? How many tanks enclosed? none
Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented?
If gas fired, how vented? Rated demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL CONDITION

Amount of fee enclosed? \$2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK 9-4-57 JKG

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
Mr. & Mrs. Joseph Grimaldi
A.E. Moody

by:

Signature of Installer

A.E. Moody
F.M.

MAINE PRINTING CO.

INS. TION CC

Permit No. 57/1287
 Location 426-428 Copied St.
 Owner Mr & Mrs. Joseph Drinfeld
 Date of permit 9/5/57
 Approved _____

NOTES

1	20	Value of supply lines
2	21	Capacity - Tanks
3	22	Tank integrity & supports
4	23	Blank Inspection
5	24	Oil Tanks
6	25	Inspection Car
7	26	Low Water Storage
8	27	Head of Boat
9	28	Boatman Integrity & Supports
10	29	Name & Label
11	30	Stack Control
12	31	Blank Cloth Control
13	32	Isomer Control
14	33	Isomer Support & Protection
15	34	Isomer Support & Protection
16	35	Isomer Support & Protection
17	36	Isomer Support & Protection
18	37	Isomer Support & Protection
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80	99	Isomer Support & Protection
81	100	Isomer Support & Protection

12-16-57 Completed
 [Signature]

✓

12-16-57
 [Signature]



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #2

Portland, Maine, August 2, 1957

PERMIT ISSUED

AUG 2 1957

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 57/676 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 426-428 Capisic St. Within Fire Limits? Dist. No.
Owner's name and address Joseph Grimaldi, 1195 Congress St. Telephone
Lessee's name and address Telephone
Contractor's name and address owner Telephone
Architect Plans filed xxx No. of sheets 2xx
Proposed use of building Dwelling & Garage No. families 1
Last use No. families 1
Increased cost of work Additional fee .50

Description of Proposed Work

To add 5 1/2' addition on rear of dwelling.

Details of New Work owner

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth at least 4' below solid or filled land? earth or rock?
Material of foundation concrete Thickness, top 12" bottom 12" cellar
Material of underpinning Height Thickness
Kind of roof pitch Rise per foot 6" Roof covering Asphalt Class. C Und. Lab.
No. of chimneys Material of chimneys of lining
Framing lumber—Kind hemlock Dressed or full size?
Corner posts 4x4 Sills 2x6 Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor wood 2x10 2nd 3rd , roof 2x6
On centers: 1st floor 16" 2nd 3rd , roof 16"
Maximum span: 1st floor 6' 2nd 3rd , roof 10'

Approved: Albert J. Sears
Deputy Inspector of Buildings

Signature of Owner by: Joseph Grimaldi

Approved: Inspector of Buildings

INSPECTION COPY

CS-105

July 17, 1957

BP 426-428 Capisic Street

Mr. Joseph Grimaldi
1195 Congress Street

Dear Mr. Grimaldi:-

We are not sure that we understand framing information furnished on application for a permit amendment to construct a 6-foot by 24-foot addition on side of two car garage attached to dwelling under construction at the above named location. Application indicates that addition is to have a pitch roof and that the 2x6 rafters are to be on a 1 foot span, which would indicate that the ridge is to be parallel to the front of the garage. However, the plans indicate that the ridge of the roof of garage is to run at right angles to the front of it, which would be at right angles to the ridge of addition roof. Is this what you intend to do, or do you plan to have a shed roof on addition with rafters running the 6-foot way?

We shall be unable to issue amendment until information indicating just what is to be done has been furnished.

Very truly yours,

Albert J. Sear
Deputy Inspector of Buildings

AJS/G



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine, July 15, 1957

PERMIT ISSUED

JUL 19 1957

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 57/675 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 426-428 Capisic St. Within Fire Limits? Dist. No.
Owner's name and address Joseph Grimaldi, 1195 Congress St. Telephone
Lessee's name and address Telephone
Contractor's name and address owner Telephone
Architect Plans filed No. of sheets
Proposed use of building dwelling & garage No. families 2
Last use No. families 1
Increased cost of work Additional fee 50

Description of Proposed Work

To construct 6'-x-24' addition onto side of garage for storage space--
in place of storage space over garage.

To provide concrete trench wall underneath breezeway in place of cedar posts
8" at top and 8" at bottom - no cellar

To make garage 22'x30', ridge running in opposite direction than shown on plan and providing
two 9'x7' doors instead of single door in front wall.

Details of New Work owner

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled load? earth or rock?
Material of foundation concrete at least 4' below grade Thickness, top 12" bottom 8" cellar no
Material of underpinning Height 8" Thickness
Kind of roof pitch Rise per foot 6" Roof covering asphalt roofing Class C Und. Lab.
No. of chimneys Material of chimneys of lining
Framing lumber—Kind hemlock Dressed or full size? dressed
Corner posts 4x4 Sills 2x6 box. Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet,
Joists and rafters: 1st floor concrete, 2nd , 3rd , roof 2x6
On centers: 1st floor , 2nd , 3rd , roof 16"
Maximum span: 1st floor , 2nd , 3rd , roof 11'

Approved: Albert J. Sears
Deputy Inspector of Buildings

INSPECTION COPY
CS-105

Signature of Owner Joseph Grimaldi
Approved: 7/19/57 Inspector of Buildings