

Lot 73 CHESTER STREET 431-C-17

SHAW-BLANK

Full cut # 920R • Half cut # 9202R • 1/4 cut # 9203R • Full cut # 9205R

Permit No 48/3
Location 2 Chester St.
Owner Hedra Nigubank
Date of permit 2/1/48
Approved _____

INSPECTION NOT COMPLETE

NOTES

~~5/1/47 - Installation
incomplete EJD
11/23/46 - Jack of
Tens EJD~~

House Dwelling for Hildrith Urquhart at Sts. 70-71
6/19/46

1- Foundations:-

- a- Care should be taken to see that all foundation walls extend at least 4' below grade, this being particu-
larly true on the lower side of it where basement floor is about level with grade outside. This means also that about 6 1/2' of concrete wall will be above grade. Care should be taken that wall was least 10" thick at grade and not less than 8" thick at sill line.
- b- A retaining wall about 6' high will be needed to retain part of front lawn. Details of design of this wall should be provided as well as the concrete stair shows, which presumably will be built in connection with wall.

2- Framing:-

a- Girders:

Max. span = 8'
 6x8 dressed hemlock 8' span = 4726 #
 11x8x37 = 3256 # 6x10 dressed hemlock
 11x6x27 = 2376 # 8' span = 7584 #
 2(7.5x6x18) = 2160 #
 7292 #
 6x8 dressed hemlock 6' span = 6302 #
 11x6x37 = 2422 #
 11x6x27 = 1782 #
 2(7.5x6x18) = 1620 #
 5824 # - O.K.

Since the 8' span occurs only between fireplace and rear foundation wall and 6x10 hemlock would quite securely it would seem as if Kerttula's direct-
 ly over this girder in first story, which has a door opening in the center might be trussed and the 6x8 girder used, thus avoiding the use of another column in cellar. The maximum span req'd for girders is 6', which figured O.K.

1080	27	37
45	88	86
36	216	296
270	216	296
135	2376	3256
1620		
	27	37
	66	66
	162	212
	1782	222
	2422	2422

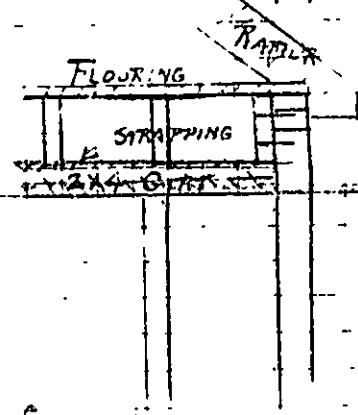
New dwelling for Health Department at 507374 Chester Street
6/19/65 2

37 Miscellaneous:

a. Columns required to be 3 1/2" if genuine
Bally's instead of 3", or 4" if pipe.

b. Ribbon on top of 2nd floor timbers
To support rafters should be 2x6 instead
of 2x4 skron or sheet #2.

c. How are front & rear walls to be tied,
since required for windows run parallel
instead of right angles to these walls?
It would seem that front & rear plates
might be extended up the depth of 2x8
floor timbers at one plate on ends
and then with a 2x8 spiked to these
wall studs the boarding of 2x4 & strapping
of ceiling would be vertical across
building. This would do away with
use of 2x6 ribs to support
rafters.



d. No small danner framing.

e. What is header over garage door label?

f. ~~Describe and is practical 'diacrite' type~~
~~plan for a...~~
g. ~~Apply application calls for...~~
~~It would have to have...~~

ATH
ASS
RMT
AJS
FH
DJ
HD
ES

AP/73^{1/2} Chester Street-I

December 3, 1946

Subject: Certificate of occupancy for new dwelling
at Lot 73 Chester Street.

Mr. Hildreth Urquhart
16 Cleveland Street
Portland, Maine

Dear Sir:

You may consider this letter a temporary certificate for occupancy of your new dwelling at the above location, excluding the use of the garage, where the required protection between it and the rest of the dwelling has not been fully completed. We are handling the matter in this way in order to enable you to live here while completing the inside finishing of the building. When all work of this nature has been completed and the protection has been provided on garage side of partitions and ceiling separating it from balance of building, you should notify this office for a final inspection, when, if everything is found in order, a certificate of occupancy will be issued to you.

Until such a time as all the protection on garage has been provided, including the self-closing fire door, and permission given for its use, it is not legal to keep an automobile in this garage space. As explained to you a separate permit issuable only to the installer is required for the installation of any heating system. This permit should be applied for and in the hands of the man making the installation before any work on it is started.

Very truly yours,

Inspector of Buildings

AJS/J

AP Lot 73 Chester-I

June 29, 1946

Mr. Hildreth Urquhart
16 Cleveland Street
So. Portland, Maine
Mr. Franklin G. Rann
53 Bishop Street
Mr. Albert R. Farrington
172 Dartmouth Street

Subject: Building permit to cover construction
one-family dwelling house with attached
garage at Lot 73 Chester Street

Gentlemen:

The plan falls somewhat short of showing compliance with all Building Code requirements, but rather than delay start of the work, the building permit is being issued on the basis that the additional needed information will be forthcoming by way of a revised plan with blueprint of it filed here before the bills are laid on any other work above the underpinning is commenced.

Revise cellar plan to show accurately the material and size and spacing of supports beneath center girder. Some information is marked on the print in yellow crayon but we want to feel sure that all concerned has the same information that we have here. If piers are required at either end of chimney, the size of the piers should be shown. The application indicates 2-inch iron pipe or columns. These columns should be at least four inches in outside diameter unless specially manufactured pipe columns capable of design are used, and whatever material is to be used and the size should be indicated on the plan. The span of 6x8 girder in the rear of the fireplace is about 8 feet and the 6x8 girder is not nearly strong enough for that span. Even a 6x10 does not work out quite strong enough, but perhaps the architect can work out a truss in the first story bearing partition overhead so that the 6x8 would do on this span. If so, the details of the trussed partitions should be shown on the plan. For information about required sizes of pipe columns, see Sec. 310f3 of the Building Code.

Show detailed design of the retaining wall about 6 feet high intended to support a part of the sill for the front yard, and show the detailed design of the steps to the cellar entrance door. Presumably these are to be of concrete and reinforced so the architect should furnish also his statement of design.

Show the material and construction of the front entrance platform and steps and show that the foundation of them extends at least four feet below the surface of the ground.

Other details are called to your attention which need not be shown on the plans unless a given sheet is to be revised anyway and the information can be given as well as not, as follows:

(1) Care must be taken to see that all foundation walls extend at least four feet below the finished grade of the ground, this particularly true on the lower side of the lot where the basement floor will be about level with the grade of the ground outside. This means also that about 6 1/2 feet of concrete wall will be above the finished grade of the ground, and care should be taken that wall is at least 10 inches thick at the grade of the ground and not less than 8 inches thick at the sill line. In this connection the front wall of the foundation will be required to retain about 6 feet of earth when the front yard is filled, and the attention of the owner and builder is called to the fact that this wall 10 inches thick at

Urquhart, Beam, Farrington ----- 2

June 29, 1946

the finished surface of the ground and 12 inches thick at the level of the cellar floor is rather thin to be called upon to support a 6-foot depth of earth.

Rafter w/
upplate
strapping
tie
(2) If the rafters are not to go down to a direct bearing on the plate or on second floor joists, the "ribbon" across tops of joists to support the rafters is required to be no less than 2x6 instead of the 2x4 indicated on sheet 2 of the plans. See Sec. 31103.9 of the Building Code.

(3) Since the second floor joists run the opposite way from the rafters, some method must be adopted of tying the front and rear walls together to offset the spread of the rafters. It would be well for Mr. Beam to take this matter up with Mr. Sears of this office before the framing gets that far.

(4) No framing of small dormers is shown and so cannot be checked but it is presumed that the rafters will be doubled under the cheeks of the dormers. The length of the dormer on the rear of the roof is not shown but some difficulties may arise in tying the face of the rear dormer across to the front rafters where these front rafters are cut for the small dormers.

(5) The architect has not shown the size of the lintel over the large garage doors. He should either revise the plans to show that or notify the owner and contractor by letter of the size to use giving this office a copy.

(6) There is a notation on the plan that the garage side of the wall between the garage and house and the ceiling over the garage are to be covered with asbestos board, and that the door between the garage and the house is to be metal covered. Sec. 272b2 of the Building Code provides that if asbestos board is to be used on these surfaces, it must be not less than 3/8 of an inch in thickness with the joints filled with cement mortar; also that the attached garage is to have a concrete floor; also that the door between garage and house is to be a standard self-closing fire resistant door, such standard fire resistant door and frame being described in Sec. 302c4 of the Building Code and the term self-closing meaning that the door is to be normally closed and kept closed by some suitable device.

(7) It is doubtful if it is practicable to locate the fireplace flue with relation to the fireplace as shown on the plan. This of course will have to be worked out before construction of the chimney is commenced. The fireplace is to be built in accordance with the provisions of Sec. 302c of the Building Code, including the construction and support of the hearth. Note particularly that the trimmer arches and hearth are required to extend at least 6 inches beyond the fireplace opening on each side.

(8) There is a discrepancy between the pitch of the roof as shown on the elevation and as scaled on the plan, the former showing 6 inches to the foot while the latter scales about 10 inches to the foot. It appears that it would have to be according to the drawings if sufficient headroom was to be obtained.

If you are unwilling to follow the above provisions especially as to having the plans revised and submitted here showing the details indicated and refraining from starting the superstructure until this information has been furnished here and checked, please refrain from starting the work, even of the excavation and foundations, until the plans have been fully revised and checked.

Very truly yours,

Inspector of Buildings



(RC) RESIDENCE ZONE - C

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

PERMIT NO. 10445

Portland, Maine, June 18, 1918

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location Lot 73 Chester Street Within Fire Limits? no Dist. No. So. Portland

Owner's or Lessee's name and address Hildreth Urquhart, 16 Cleveland St. Telephone no

Contractor's name and address F. S. Reom, 5 Bishop St. Telephone no

Architect Albert P. Farrington, 72 Dartmouth Street Plans filed Yes No. of sheets 5

Proposed use of building Dwelling and garage No. families 1

Other buildings on same lot no

Estimated cost \$ 3300.0000 Fee \$ 1.50

Description of Present Building to be Altered

Material no No. stories no Heat no Style of roof no Roofing no

Last use no No. families no

General Description of New Work

To construct 1 1/2 story frame dwelling house 26'x32' with 1 car garage

The inside of the garage will be covered, where required by law, with sheets of combined asbestos and cement not less than 3/8" in thickness with all joints filled with cement mortar.

Fire door between garage and balance of building will be a door labelled by the Underwriters' Laboratories, Inc. for opening in Corridor or Room Partition, or frame and door will be made as in Section 304-4 of the Building Code.

Concrete floor in garage.

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.

Details of New Work

Is any plumbing work involved in this work? yes

Is any electrical work involved in this work? yes Height average grade to top of plate 20'

Size, front 32' depth 26' No. stories 1 1/2 Height average grade to highest point of roof no

To be erected on solid or filled land? solid earth or rock? earth

at least 4' below grade

Material of foundation concrete Thickness, top 10" bottom 12" cellar yes

Material of underpinning to fill Height no Thickness no

Kind of roof pitch Rise per foot 6" Roof covering asphalt roofing Class G Ind. Lab.

No. of chimneys 1 Material of chimneys brick of lining tile

Kind of heat forced warm air Type of fuel coal Is gas fitting involved? no

Framing lumber—Kind hemlock Dressed or full size? dressed

Corner posts 4x6 Sills 4x6 Girt or ledger board? no Size no

Material columns under girders iron pipe Size 3" Max. on centers no

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor 2x8, 2nd 2x8, 3rd 2x6, roof 2x6 2x8

On centers: 1st floor 16", 2nd 16", 3rd 16", roof 24" 16"

Maximum span: 1st floor 11', 2nd 11', 3rd no, roof no

If one story building with masonry walls, thickness of walls? 6x8 girder height? no

If a Garage

No. cars now accommodated on same lot no, to be accommodated 1

Total 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

Miscellaneous

Will above work require removal or disturbing of any shade 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 F. S. Re

Signature of owner Hildreth Urquhart

ISSUED BY NOT COMPLETED

