

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that ANNA M AXELSEN

Located At 62 WESTMINSTER AVE

Job ID: 2011-10-2356-ALTR

CBL: 181- A-005-001

has permission to add a second story addition with an attached deck.

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

11/15/2011

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

# SCANNED



11-28-11 DWM Footings OK  
3-21-12 DWM Tom Elsen OK



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

Sept 15 2011

Received from Tom Paradise

Location of Work 62 Westminster

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \_\_\_\_\_

Building (IL)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 181 A003

Demo 30.00  
Bldg - 1,120.00

Check #: 12910

Total Collected \$ 1,150.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: Wayle

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
  1. Footings/Setbacks prior to pouring concrete
  2. Foundation wall prior to backfill
  3. Close In Elec/Plmb/Frame prior to insulate or gypsum
  4. Insulation prior to Close-In
  5. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-10-2356-ALTR

Located At: 62 WESTMINSTER  
AVE

CBL: 181- A-005-001

## Conditions of Approval:

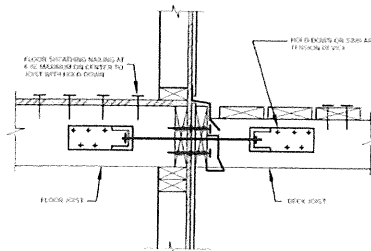
### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
3. This property shall remain a single family dwelling with a beauty salon as a home occupation. Any change of use shall require a separate permit application for review and approval.
4. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
5. This permit is being approved under section 14-90(d)(3)(a) which allows a two story structure on a lot of record to have a side yard of eight feet.

### **Building**

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
3. A code compliant emergency escape shall be provided in the bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
4. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
5. Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.
6. A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
7. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
8. The attic scuttle opening must be 22" x 30".
9. There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level.

10. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
11. R502.2.2 Decks. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting.
12. Mechanical or natural ventilation is required in the bathroom.
13. See attached documentation for bathroom fixtures clearance and headroom requirements.



For SI - 1 in. = 25.4 mm

FIGURE R502.2.2.3  
DECK ATTACHMENT FOR LATERAL LOADS

14. \_\_\_\_\_

## Fire

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
6. Sprinkler requirements
7. The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.
8. All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.
9. install an NFPA 13D automatic sprinkler system

R3

2011 10 23 56 PM

EXCD 1019



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>62 Westminster Ave, Portland</u>		
Total Square Footage of Proposed Structure/Area <u>2518</u>	Square Footage of Lot <u>4500</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>187</u> Block# <u>A</u> Lot# <u>005</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>Thomas C. + Karen L Paradis</u> Address <u>62 Westminster Ave</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>H 761-9685</u> <u>C 318-5986</u>
Lessee/DBA (If Applicable) <b>RECEIVED</b> SEP 15 2011 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>110,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>1,120.00</u>
	Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Single Family with home occupation (Hair Salon)</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Add approx 1100sqft to existing, replacing garage with room for existing home occupation. the rest was</u>	
Contractor's name: <u>Tom Paradis</u> Address: <u>62 Westminster Ave</u> City, State & Zip <u>Portland ME 04103</u> Telephone: <u>318-5986</u> Who should we contact when the permit is ready: <u>Tom Paradis</u> Telephone: <u>318-5986</u> Mailing address: <u>62 Westminster Ave Portland ME</u>		

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 9/15/2011

**This is not a permit; you may not commence ANY work until the permit is issue**

Applicant: Tom Pradis

Date: 10/5/11

Address: 62 Westminister Ave

C-B-L: 181-A-005  
permit # 2011-10-2356

CHECK-LIST AGAINST ZONING ORDINANCE

\* revised plans received 10/28/11

Date - house built 1941

Zone Location - R-3

Interior or corner lot

Proposed Use/Work - demolishing detached garage (permit # 2011-10-2353)  
building 35' x 17' addition

Sevage Disposal -

Lot Street Frontage -

Front Yard - 25' min - N/A - \* Westminister Ave is front

\* Rear Yard - 25' min - 25' given (ok)  
2 setbacks - min 5'

\* setback for shed/deck - nonconforming part of old garage.

\* Side Yard - ~~2 setbacks~~ - min 8' - 8' on left given (ok)

- using section 14-90(d)(3)(a)

& lot of view

side yard on side street - 20' min - 20' given on right (ok)

Projections -

Width of Lot -

Height - max 35' - 22.33 (ok)

Lot Area - 4500 sq existing

deck 12 x 5 = 60

addition 17 x 35 = 595

house 24 x 26 = 624

eu 5 x 8 = 40

shed 5 x 11 = 55

1319 (ok)  
6 (1379)

Lot Coverage/Impervious Surface - 35% = 1575 sq

Area per Family - nonconforming

\* Off-street Parking - need to show one parking space beyond side yard setback on side street (25')  
revised plan 10/28/11 shows it (ok)

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection - N/A

Flood Plains -

- 1 story . . . . . 8 feet
- 1 1/2 stories . . . . . 8 feet
- 2 stories . . . . . 14 feet
- 2 1/2 stories . . . . . 16 feet

The width of one (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than eight (8) feet in width. In the case of a lot of record existing as of June 5, 1957, and held under separate and distinct ownership from adjacent lots, the required side yard may be reduced in order to provide a buildable width of up to twenty-four (24) feet, but in no case shall the resulting side yards be less than eight (8) feet.

(4500 Φ)

17' wide

b. Accessory detached structures with ground coverage of one hundred and forty-four (144) square feet or less: Five (5) feet.

4. Side yard on side street:

a. Principal or accessory structures: Twenty (20) feet.

(e) Maximum lot coverage: Thirty-five (35) percent of lot area.

(f) Minimum lot width: Sixty-five (65) feet.

(g) Maximum structure height: Principal or accessory attached structure: Thirty-five (35) feet.

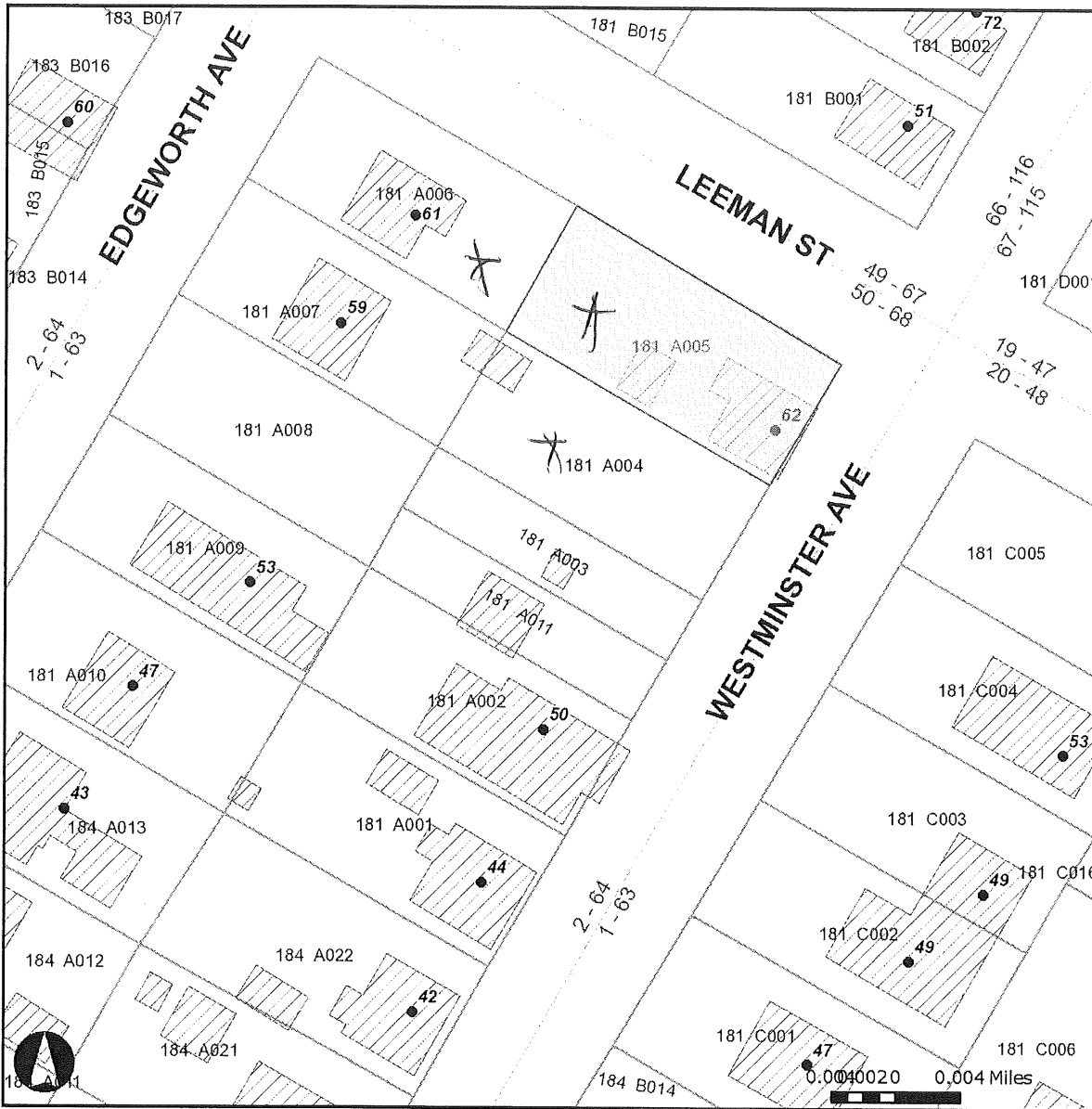
Accessory detached structure: Eighteen (18) feet.

(h) 1. Maximum number of units in a building (PRUD of five (5) acres or more): Six (6) units.

2. Maximum number of units in a building (PRUD of less than five (5) acres): Two (2) units.

Chain of Title

# Map



Parcels	Parcels	Jetport	Ocean
Interstate	Traveled Ways	County Streets	
Streets	Stream	A15	
Buildings	Wetland	A21	
Building	swamp	A31	
Out Building	Lake/Pond	ME Towns	
	under_road	Land	
	waterbody	Water Body	

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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:**

**Services**

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

**CBL** 181 A005001  
**Land Use Type** SINGLE FAMILY  
**Property Location** 62 WESTMINSTER AVE  
**Owner Information** PARADIS THOMAS C & KAREN L PARADIS JTS  
 62 WESTMINSTER AVE  
 PORTLAND ME 04103  
**Book and Page** 28705/342  
**Legal Description** 181-A-5  
 WESTMINSTER AVE 60-62  
 LEEMAN ST 52-58  
 4500 SF  
**Acres** 0.103

**Current Assessed Valuation:**

**TAX ACCT NO.** 25552 **OWNER OF RECORD AS OF APRIL 2011**  
 AXELSEN ANNA M  
**LAND VALUE** \$53,100.00 246 AUBURN ST #153  
**BUILDING VALUE** \$107,600.00 PORTLAND ME 04103  
**NET TAXABLE - REAL ESTATE** \$160,700.00  
**TAX AMOUNT** \$2,937.60

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



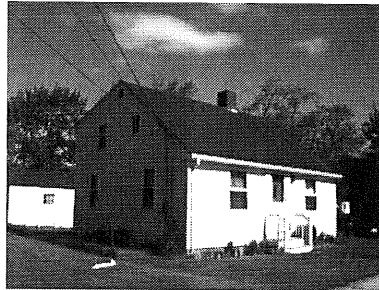
Best viewed at 800x600, with Internet Explorer

**Building Information:**

Card 1 of 1

**Year Built** 1941  
**Style/Structure Type** CAPE  
**# Stories** 1.5  
**Bedrooms** 3  
**Full Baths** 2  
**Total Rooms** 5  
**Attic** NONE  
**Basement** FULL  
**Square Feet** 1188

[View Sketch](#) [View Map](#) [View Picture](#)



**Outbuildings/Yard Improvements:**

Card 1

**Year Built** 1950  
**Structure** SHED-FRAME  
**Size** 12X18  
**Units** 1  
**Grade** C  
**Condition** A

**Sales Information:**

Sale Date	Type	Price	Book/Page
5/19/2011	LAND + BUILDING	\$0.00	28705/342

[New Search!](#)

Chain of title

4/14/41 1631/368

Cliffen & Eva Hight → Alfred's  
 Margaret Axelsen

6/26/84 6486/138

estate of  
 Alfred Axelsen → Anna Axelsen

5/19/11 28705/342

Anna Axelsen → Thomas & Karen  
 Paradis.



RECEIVED

NOV - 8 2011

Doc#: 24042 Bk:28705 Pg: 342

WARRANTY DEED

Dept. of Building Inspections

City of Portland, Maine

KNOW ALL MEN BY THESE PRESENTS THAT, Anna M. Axelsen, of Portland, Cumberland County and State of Maine, for consideration paid, grants to Thomas C. Paradis and Karen L. Paradis, both of 62 Westminster Avenue, Portland, County of Cumberland and State of Maine, as joint tenants with the right of survivorship, and with WARRANTY COVENANTS,

A CERTAIN lot or parcel of land with the buildings thereon situation on the northwesterly side of Westminster Avenue in said City of Portland, being lot #44 on a plan of Edgeworth Park made by John A. Jones, C.E., dated May 1906 and recorded in Cumberland County Registry of Deeds, Plan Book 11, Page 11, to which reference may be had for a more particular description.

Being the same premises conveyed by Clifton H. Hight and Eva B. Hight to Alfred J. Axelsen and Margaret A. Axelsen, as joint tenants, by deed dated April 14, 1941 and recorded in the Cumberland County Registry of Deeds on April 15, 1941 at Book 1631, Page 368. Being also the same premises which passed by survivorship to Alfred J. Axelsen on the death of Margaret A. Axelsen on April 27, 1971.

Being also the same premises which passed by deed of distribution by personal representative on the death of Alfred Julius Axelsen dated June 13, 1984 and recorded in the Cumberland County Registry of Deeds, Plan Book 6486, Page 138.

Witness my hand and seal this 6<sup>th</sup> day of May, 2011

*[Handwritten signature]*

Witness

*[Handwritten signature]*

Anna M. Axelsen

STATE OF MAINE  
CUMBERLAND, ss.

May 4, 2011, 2011

Then personally appeared the above named Anna M. Axelsen in her capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,

*[Handwritten signature]*

Attorney at Law

Bar # 2418

Received  
Recorded Register of Deeds  
May 19, 2011 11:42:59A  
Cumberland County  
Pamela E. Lovley

DEED OF DISTRIBUTION  
BY PERSONAL REPRESENTATIVE  
20604

I, Anna M. Axelsen, of Portland, Cumberland County, Maine, duly appointed and acting Personal Representative of the Estate of Alfred Julius Axelsen, deceased, whose will was duly admitted to probate in the Probate Court for Cumberland County, Maine, by the power conferred by law, and every other power, (in distribution of the estate) grant to Anna M. Axelsen, of Portland, Cumberland County, Maine, whose mailing address is 62 Westminster Avenue, Portland, Maine 04103, being the person entitled to distribution, the real property in Portland, Cumberland County, Maine, described as follows:

A certain lot or parcel of land with the buildings thereon situated on the northwesterly side of Westminister Avenue in said City of Portland, being lot #44 on a plan of Edgeworth Park made by John A. Jones, C.E., dated May, 1906 and recorded in Cumberland County Registry of Deeds, Plan Book 11, Page 11, to which reference may be had for a more particular description.

Being the same premises conveyed by Clifton H. Hight and Eva B. Hight to Alfred J. Axelsen and Margaret A. Axelsen, as joint tenants, by deed dated April 14, 1941 and recorded in the Cumberland County Registry of Deeds on April 15, 1941 at Book 1631, Page 368. Being also the same premises which passed by survivorship to Alfred J. Axelsen on the death of Margaret A. Axelsen on April 27, 1971.

Witness my hand and seal this 17th day of June, 1984.

Witness:

ESTATE OF ALFRED JULIUS AXELSEN

*[Signature]*

By: *[Signature]*  
Personal Representative  
Anna M. Axelsen

STATE OF MAINE  
CUMBERLAND, ss.

Then personally appeared the above named Anna M. Axelsen in her capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,

*[Signature]*  
John R. Lemaireux  
Attorney at Law  
Notary Public

RECEIVED

1984 JUN 26 AM 10:31

RECORDED REGISTRY OF DEEDS  
CUMBERLAND COUNTY

*[Signature]*  
James J. Walsh

RECEIVED

NOV - 8 2011

Dept. of Building Inspections  
City of Portland Maine

62 Westminster Ave

Variance Appeal

Abutting properties line of ownership

From June 5, 1957 - present

50 Westminster Ave. 181A-002, 011, 003, 004

Dec. 1, 1945 Mabel Goody & Kate Shaw → Frank & Florence Kelly P. 365 (181-A-211)

March 30, 1946 Ralph & Carl Shaw → Frank & Florence Kelly P. 418 (181-A-314)

August 15, 1989 Estate of Florence C. Kelly → Fleet Bank & Keith Bous 8869/202

Jan 12, 1995 Fleet Bank & Keith Bous → Group

Main Street Inc.

11787/80.

RECEIVED

NOV - 8 2011

Dept. of Building Inspections  
City of Portland Maine

# Know all Men by these Presents, That

We, Mabel B. Goody and Kate W. Shaw, both of Portland in the County of Cumberland and State of Maine,

in consideration of one dollar and other valuable considerations paid by Frank T. Kelly and Florence C. Kelly, both of Waterville in the County of Kennebec and State of Maine, the receipt whereof We do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Frank T. Kelly and Florence C. Kelly, as joint tenants and not as tenants in common, to them and the survivor of them and the heirs and assigns of the survivor forever, a certain lot or parcel of land with the buildings thereon, situated in said Portland, and being a part of a tract of land known as Edgeworth Park, as drawn by J.A. Jones, Engineer, in May 1906, and recorded in the Cumberland County Registry of Deeds in Plan Book 11 at Page 11, and the part hereby conveyed being numbered Forty-seven (47) on said plan. Said lot containing forty-five hundred (4500) square feet of land as shown on said plan. Said lot is more particularly bounded and described as follows, viz:

Beginning at a point on the Northwesterly side line of Westminster Avenue, six hundred and four and twenty-five one-hundredths (604.25) feet Northeasterly from the Northeasterly side line of Brighton Avenue; thence Northeasterly along the Northwesterly side line of Westminster Avenue forty-five (45) feet to a point; thence from these two points extending Northwesterly at right angles to said Westminster Avenue, and keeping the even width of forty-five (45) feet, one hundred (100) feet to the Southeasterly side line of lot number seventy-two (72) in said Edgeworth Park.

Being the same premises conveyed to us by Margaret H. Needham by her warranty deed recorded in Cumberland County Registry of Deeds.

Also another certain lot or parcel of land, with the buildings thereon, situated on the westerly side of Westminster Avenue in the Rosemont Section of said Portland, and being the westerly half of lot numbered forty-six (46), as shown on a plan of lots of land which includes said Avenue, which plan is recorded in Cumberland County Registry of Deeds, Plan Book 11, Page 11, and is bounded on the westerly side by a lot of land now belonging to said Grantors; Beginning at the southeasterly corner of said Goody and Shaw lot and extending along said Westminster Avenue in an easterly direction a distance of twenty-two and one-half (22½) feet; from these two points extending in a northwesterly direction in parallel lines, the westerly line being the said Goody and Shaw line, and holding a width of twenty-two and one-half (22½) feet to the rear line of said lot numbered forty-six (46), as appears by the aforesaid plan; said lot having a frontage of twenty-two and one-half (22½) feet and running back therefrom a distance of one hundred (100) feet, more or less.

Being the same premises conveyed to us by Ralph H. Shaw and Karl H. Shaw by their warranty deed recorded in Cumberland County Registry of Deeds.

On Here and in Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Frank T. Kelly and Florence C. Kelly, as joint tenants and not as tenants in common, to them and the survivor of them and the heirs and assigns of the survivor forever, to them and their use and behoof forever. And we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all incumbrances;

U.S.I.R.  
\$8.25  
M.B.G.  
K.W.S.  
11/30/45

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said Mabel B. Goody and Kate W. Shaw and John J. Goody husband of the said Mabel B. Goody and H. Earle Shaw husband of the said Kate W. Shaw joining in this deed as Grantors, and relinquishing and conveying our right by descent and all other rights in the above described premises,

our hands and seal this thirtieth day of November have hereunto set one thousand nine hundred and forty-five. in the year of our Lord

Signed, Sealed and Delivered in presence of

Thomas A. Sanders to  
M.B.G.-K.W.S. H.E.S.  
Robert R. Reed

Mabel B. Goody Seal  
Kate W. Shaw Seal  
John J. Goody Seal  
H. Earle Shaw Seal  
Personally appeared

State of Maine, CUMBERLAND, SS. Portland, November 30th, 1945  
the above named Mabel B. Goody

and acknowledged the foregoing instrument to be her free act and deed.  
Before me, Thomas A. Sanders, Justice of the Peace

Received December 1 19 45, at 11 o'clock 46m. A. M., and recorded according to the original.

# Know all Men by these Presents, That

We, Ralph H. Shaw and Karl H. Shaw, both of Portland in the County of Cumberland and State of Maine,

in consideration of one dollar and other valuable considerations, paid by Frank T. Kelly and Florence C. Kelly, husband and wife, both of said Portland,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Frank T. Kelly and Florence C. Kelly, as joint tenants and not as tenants in common, their assigns, and to the survivor of them and the heirs and assigns of such survivor forever, the following described property:

Two certain lots or parcels of land situated on the westerly side of Westminster Avenue in said Portland and being lots numbered 45 and 46 on Plan of Edgeworth Park made by J.A. Jones, C.E., dated May 1906, and recorded in Cumberland County Registry of Deeds, Plan Book 11, Page 11, to which reference may be had for a more particular description.

Excepting and reserving, however, so much of the above described premises as was conveyed by these Grantors to Mabel B. Goody et al by deed dated July 6, 1934, and recorded in said Registry, Book 1443, Page 467.

The title of the Grantors is derived as sole heirs at law of Helena C. Shaw, who died intestate, leaving no widower, on April 6, 1932.

U.S.I.R.  
\$.55 cts  
R.H.S.  
K.H.S.  
3/30/46

On Here and in Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Frank T. Kelly and Florence C. Kelly, as joint tenants and not as tenants in common, their assigns, and to the survivor of them and the heirs and assigns of such survivor, to them and their use and behoof forever. And we do covenant with the said Grantees, as joint tenants as aforesaid their assigns and the survivor of them and the heirs and assigns of such survivor, that we are lawfully seized in fee of the premises; that they are free of all incumbrances;

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Grantees, their assigns, and the survivor of them and the heirs and assigns of such survivor forever, heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said Ralph H. Shaw (widower) and Karl H. Shaw, and Lillian E. Shaw wife of the said Karl H. Shaw, joining in this deed as Grantors and relinquishing and conveying our rights by descent and all other rights in the above described premises,

OUR hand S and sealS this thirtieth day of March have hereunto set one thousand nine hundred and forty-six in the year of our Lord

Signed, Sealed and Delivered in presence of

Thomas A. Sanders

Ralph H. Shaw

Seal

Karl H. Shaw

Seal

to all

Lillian E. Shaw

Seal

State of Maine, CUMBERLAND, ss.

March 30th, 1946

Personally appeared

the above named Ralph H. Shaw

and acknowledged the above instrument to be his free act and deed.

Before me, Thomas A. Sanders Justice of the Peace

Received March 30,

19 46, at 10 o'clock 45m. A.M., and recorded according to the original.

01738

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, FLEET BANK OF MAINE, a Maine banking corporation with its principal place of business at Portland, County of Cumberland and State of Maine, and KEITH A. POWERS, of Cape Elizabeth in said County and State, in their capacity as testamentary co-Trustees under the Will of Florence C. Kelly (Cumberland County Probate Court Docket No. 89-208), herein termed the Grantors, in consideration of One Dollar and other valuable considerations, the total value of which considerations amount to less than One Hundred Dollars, paid by GROUP MAIN STREAM, INC. a non-stock, non-profit Corporation organized and existing under the laws of the State of Maine and having a place of business at Portland in the County of Cumberland and State of Maine and whose mailing address is 205 Ludlow Street, Portland, Maine 04102, the receipt whereof the undersigned do hereby acknowledge, do hereby remise, release, grant and convey, and forever quitclaim unto the said GROUP MAIN STREAM, INC., its successors and assigns forever, the real property in Portland, County of Cumberland, State of Maine, described as follows:

- (1) Two (2) certain lots or parcels of land, with the buildings thereon, situated on the westerly side of Westminster Avenue, City of Portland and County of Cumberland, being the westerly half of Lot numbered forty-six (46) and all of Lot numbered forty-seven (47)

181-A-2:11

on Plan of Edgeworth Park, as recorded in Cumberland County Registry of Deeds in Plan Book 11 at Page 11, and being the same real estate described in deed from Mabel B. Goody and Kate W. Shaw to Frank T. Kelly and Florence C. Kelly dated November 30, 1945, and recorded in the Cumberland County Registry of Deeds in Book 1800, Page 365.

181-A-314

- (2) Also two (2) lots or other parcels of land situated on the westerly side of said Westminster Avenue in said City of Portland, and being the remainder of Lot numbered forty-six (46) and all of lot numbered forty-five (45) on said Plan of Edgeworth Park recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 11, and being the same real estate described in deed of Ralph H. Shaw and Karl H. Shaw to Frank T. Kelly and Florence C. Kelly, joint tenants, dated March 30, 1946, and recorded in said Registry of Deeds in Book 1812, Page 418.

The said Frank T. Kelly predeceased his wife, Florence C. Kelly.

Being the same real estate described in Deed of Distribution By Personal Representatives of the Estate of Florence C. Kelly to the testamentary Trustees under her Will, dated August 15, 1989, recorded in said Cumberland County Registry of Deeds in Book 8869, Page 202. The undersigned FLEET BANK OF MAINE in its capacity as corporate co-Trustee under this Deed, is the legal successor to MAINE NATIONAL BANK, the original corporate co-Trustee under said decedent's Will.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said GROUP MAIN STREAM, INC. its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned, said KEITH A. POWERS, and said FLEET BANK OF MAINE, by its officer thereunto duly authorized, in their capacities as co-Trustees under said Will of the late Florence C. Kelly joining in this deed as Grantors, and relinquishing and conveying all rights in the above-described premises, have hereunto executed this deed at

BK11787PG082

Portland, Maine this 12th day of the month of January, A.D.  
1995.

Signed, Sealed and Delivered  
in presence of

FLEET BANK OF MAINE, co-Trustee  
u/W Florence C. Kelly

[Signature]

By: [Signature]  
Hugh C. Judge,  
Ass't Vice President

[Signature]

[Signature]  
Keith A. Powers, Co-Trustee  
u/W Florence C. Kelly

State of Maine, County of Cumberland, ss. January 12, 1995

Then personally appeared the above named Keith A. Powers and  
acknowledged the foregoing instrument to be his free act and deed,  
in his said capacity.

Before me,

[Signature]  
Robert W. Smith - Attorney at Law

State of Maine, County of Cumberland, ss. January 12, 1995

Then personally appeared Hugh C. Judge, Assistant Vice  
President, Fleet Bank of Maine, and acknowledged the foregoing  
instrument to be the free act and deed of Fleet Bank of Maine in  
its said capacity as co-Trustee under the Will of said Florence C.  
Kelly, and his free act and deed in his said capacity.

Before me,

[Signature]  
Robert W. Smith - Attorney at Law

RECEIVED  
REGISTERED REGISTRY OF DEEDS

95 JAN 12 PM 1:02

CUMBERLAND COUNTY

[Signature]



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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:**

**Services**

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

**CBL** 181 A002001  
**Land Use Type** BENEVOLENT & CHARITABLE  
**Property Location** 50 WESTMINSTER AVE  
**Owner Information** GROUP MAIN STREAM INC  
 205 LUDLOW ST  
 PORTLAND ME 04102  
**Book and Page** 11787/80  
**Legal Description** 181-A-2-11  
 WESTMINSTER AVE 50-54  
 6750 SF  
**Acres** 0.155

**Current Assessed Valuation:**

**TAX ACCT NO.** 25548 **OWNER OF RECORD AS OF APRIL 2011**  
 GROUP MAIN STREAM INC  
**LAND VALUE** \$56,700.00 205 LUDLOW ST  
**BUILDING VALUE** \$232,800.00 PORTLAND ME 04102  
**BENEVOLENT AND CHARITABLE** (\$289,500.00)  
**NET TAXABLE - REAL ESTATE** \$0.00  
**TAX AMOUNT** \$0.00

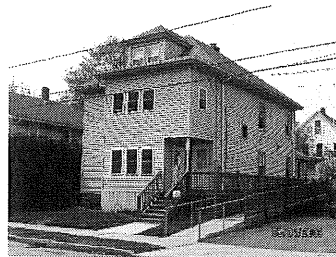
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



**Building Information:**

Card 1 of 1

**Year Built** 1916  
**Style/Structure Type** OLD STYLE  
**# Stories** 2  
**Bedrooms** 4  
**Full Baths** 2  
**Total Rooms** 8  
**Attic** PART FINSH  
**Basement** FULL  
**Square Feet** 3113



[View Sketch](#) [View Map](#) [View Picture](#)

Best viewed at 800x600, with Internet Explorer

**Outbuildings/Yard Improvements:**

Card 1

**Year Built** 1950  
**Structure** GARAGE-WD/CB  
**Size** 19X20  
**Units** 1  
**Grade** C  
**Condition** A

**Sales Information:**

Sale Date	Type	Price	Book/Page
1/12/1995	LAND + BUILDING	\$0.00	11787/80

[New Search!](#)

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#)   [Home](#)   [Departments](#)   [City Council](#)   [E-Services](#)   [Calendar](#)   [Jobs](#)

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:**

**Services**

[Applications](#)

[Doing Business](#)

[Maps](#)

[Tax Relief](#)

[Tax Roll](#)

[Q & A](#)

[browse city services a-z](#)

[browse facts and links a-z](#)

<b>CBL</b>	181 A003001
<b>Land Use Type</b>	BENEVOLENT & CHARITABLE
<b>Property Location</b>	56 WESTMINSTER AVE
<b>Owner Information</b>	GROUP MAIN STREAM INC 205 LUDLOW ST PORTLAND ME 04102
<b>Book and Page</b>	11787/80
<b>Legal Description</b>	181-A-3-4 WESTMINSTER AVE 56-58 6750 SF
<b>Acres</b>	0.155

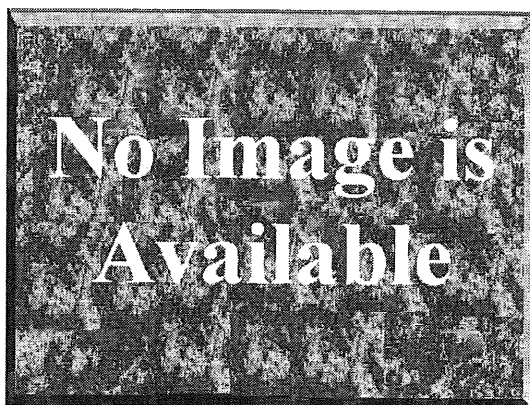
**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	25550	<b>OWNER OF RECORD AS OF APRIL 2011</b> GROUP MAIN STREAM INC
<b>LAND VALUE</b>	\$42,500.00	205 LUDLOW ST
<b>BUILDING VALUE</b>	\$500.00	PORTLAND ME 04102
<b>BENEVOLENT AND CHARITABLE</b>	(\$43,000.00)	
<b>NET TAXABLE - REAL ESTATE</b>	\$0.00	
<b>TAX AMOUNT</b>	\$0.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Best viewed at 800x600, with Internet Explorer



[View Map](#)

**Outbuildings/Yard Improvements:**

	<b>Card 1</b>
<b>Year Built</b>	1950
<b>Structure</b>	SHED-FRAME
<b>Size</b>	12X12
<b>Units</b>	1
<b>Grade</b>	C
<b>Condition</b>	A

62 Westminster Ave

Variance Appeal

Abutting properties line of ownership

From June 5, 1957 - present

61 Edgeworth Ave 181-A-006

9/6/41 1650/38

Cliffen Hight → IC Ferne Ross

7/21/58 2420/325

IC Ferne Ross → Fernand & Mary Ellen Caron

8/25/66 2970/634

Pea Caron → Harry & Doris Duvette

1/10/68 3026/50

Duvette → Robert & Patricia Blackader

5/6/72 3234/306

Blackader → Thomas & Susan Klimko

6/19/78 4243/232

Klimko → Russel & Katie Gillen

7/7/80 4626/348

Gillen → Albert & Debbie Glazier

10/25/80 8527/0184

Glazier → William & Elizabeth Baynes

10/30/89 8968/108

Baynes → Ruth McElroy

RECEIVED

NOV - 8 2011

Dept. of Building Inspections  
City of Portland Maine

8/2/99 14946/043

Ruth McElroy → William McElroy

7/1/04 21494/77

William McElroy → Ruth McElroy

9/17/04 21795/205

McElroy → Maureen Morrissey

6/26/08 26160/181

Morrissey → Richard Evans

**Know all Men by these Presents, That**

25

I, C. Ferne Ross, <sup>Weymouth</sup> of Portland, in the County of Cumberland and State of Maine

in consideration of one dollar and other valuable consideration paid by Fernand I. Caron and Mary Ellen Caron, both of said Portland

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

Fernand I. Caron and Mary Ellen Caron, as joint tenants, and not as tenants in common, their Heirs and Assigns forever

A certain lot or parcel of land, with the buildings thereon, situated on the southeasterly side of Edgeworth Avenue, in said City of Portland, and being Lot 75 on a plan of Edgeworth Park, made by John A. Jones, C. E., dated May 1906 and recorded in Cumberland County Registry of Deeds, in Plan Book 11, Page 11, to which plan reference may be had for a more particular description of said lot.

under my former name of C. Ferne Ross, Being the same premises conveyed to me by Clifton H. Hight by deed dated September 6, 1941 and recorded in said Registry of Deeds, in Book 1650, Page 318.

\*This conveyance is made subject to taxes for 1958 which the Grantees assume and agree to pay.

Weymouth  
to  
Caron  
&  
War

To Have and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Fernand I. Caron and Mary Ellen Caron, as joint tenants, and not as tenants in common, their

heirs and assigns, to their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances; except as aforesaid, that I have good right to sell and convey the same to the said Grantee s, their heirs and assigns shall and will warrant and defend the same to the said Grantee s, their heirs and assigns forever, against the lawful claims and demands of all persons; except as aforesaid.

In Witness Whereof, I, C. Ferne Ross, Weymouth, the said Grantor, and I, H. Stanley Weymouth, husband of the said C. Ferne Ross Weymouth

joining in this deed as Grantor, and relinquishing and conveying my rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this nineteenth day of July, in the year of our Lord one thousand nine hundred and fifty-eight.

Signed, Sealed and Delivered in presence of

*D.W. McMillan* to both *C. Ferne Ross Weymouth*  
*H. Stanley Weymouth*

State of Maine, Cumberland ss. July 19, 1958.  
Personally appeared the above named C. Ferne Ross Weymouth

and acknowledged the foregoing instrument to be her free act and deed.

Before me, *Donald W. McMillan* NOTARY PUBLIC - JUSTICE OF THE PEACE.

STATE OF MAINE, CUMBERLAND COUNTY, SS. REGISTRY OF DEEDS

Received JUL 21 1958 at 10 o'clock 27 m. A.M., and recorded in BOOK 2420 PAGE 325 Attest: *George McMillan* Register.



10102

**Know All Men by These Presents,**

634

**That** we, FERNAND I. CARON and MARY ELLEN CARON, both of Portland in the County of Cumberland and State of Maine,

in consideration of One Dollar (\$1.00) and other valuable consideration,

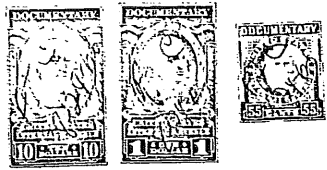
paid by HARRY J. DOUCETTE and DORIS E. DOUCETTE, both of said Portland,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said HARRY J. DOUCETTE and DORIS E. DOUCETTE,

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, a certain lot or parcel of land, with the buildings thereon, situated on the southeasterly side of Edgeworth Avenue, in said Portland, and being Lot 75 on a plan of Edgeworth Park, made by John A. Jones, C. E., dated May 1906 and recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 11, to which plan reference is hereby made for a more particular description of the premises hereby conveyed.

Being the same premises conveyed to the Grantors herein by C. Ferne Ross Weymouth by deed dated July 19, 1958 and recorded in said Registry of Deeds in Book 2420, Page 325.

This conveyance is made subject to taxes for the year 1966, which the Grantees herein by their acceptance of this deed hereby assume and agree to pay.



See  
Book 3026  
Page 544

635

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said

HARRY J. DOUCETTE and DORIS E. DOUCETTE

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And we do covenant with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all incumbrances,

except as aforesaid;

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that we and our heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons, except as aforesaid.

In Witness Whereof, we, the said FERNAND I. CARON and MARY ELLEN CARON, being husband and wife, each

~~mark~~

~~wil~~

~~ob~~

joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 24th day of August in the year of our Lord one thousand nine hundred and sixty-six

Signed, Sealed and Delivered in presence of

Clas Thomas  
to hold

Fernand I. Caron  
Mary Ellen Caron

State of Maine, Cumberland ss. August 24 1966

Personally appeared the above named Fernand I. Caron and Mary Ellen Caron

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Clas Thomas

Notary Public

AUG 25 1966  
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE  
Received at 10:11 AM, and recorded in  
BOOK 2970 PAGE 634 Lewell P. Taylor Register



# 62 Westminster Av.





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

Owner: Karen Roberge  
 Address: 62 Westminister Road Portland, ME 04103 773-8863  
 LOCATION OF CONSTRUCTION 5 62 Westminister Road  
 CONTRACTOR: owner SUBCONTRACTORS: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_

Est. Construction Cost: \_\_\_\_\_ Type of Use: beauty salon in single  
 Past Use: single family family (no work)  
 Building Dimensions L      W      Sq. Ft.      # Stories:      Lot Size: \_\_\_\_\_  
 Is Proposed Use: \_\_\_\_\_ Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Apartment \_\_\_\_\_  
 \_\_\_\_\_ Conversion - Explain \_\_\_\_\_

**COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE**

**Residential Buildings Only:**

# Of Dwelling Units \_\_\_\_\_ # Of New Dwelling Units \_\_\_\_\_

**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 Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_
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: 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 \_\_\_\_\_

For Official Use Only

Date 10/2/89

**PERMIT ISSUED**

Name \_\_\_\_\_  
 Lot \_\_\_\_\_  
 OGI Bldg. 1989  
 Permit Expiration: \_\_\_\_\_  
 Ownership: \_\_\_\_\_ Public \_\_\_\_\_ Private \_\_\_\_\_  
 Value/Structure \_\_\_\_\_  
 Fee \$25  
 City Of Portland

**Ceiling:**

1. Ceiling Joists Size: \_\_\_\_\_
2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_
3. Type Ceilings: \_\_\_\_\_
4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
5. Ceiling Height: \_\_\_\_\_

**Roof:**

1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_
2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
3. Roof Covering Type \_\_\_\_\_
4. Other \_\_\_\_\_

**Chimneys:**

Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

**Heating:**

Type of Heat: \_\_\_\_\_

**Electrical:**

Service Entrance Size: \_\_\_\_\_ Smoke Detector Required 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.

**Zoning:**

District 1 Street Frontage Req: \_\_\_\_\_ Provided \_\_\_\_\_  
 Required Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

**Review Required:**

Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shore and Floodplain Mgmt \_\_\_\_\_ Special Exception \_\_\_\_\_  
 Other: \_\_\_\_\_ (Explain) \_\_\_\_\_  
 Date Approved 10-2-89

Permit Received By kat

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

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

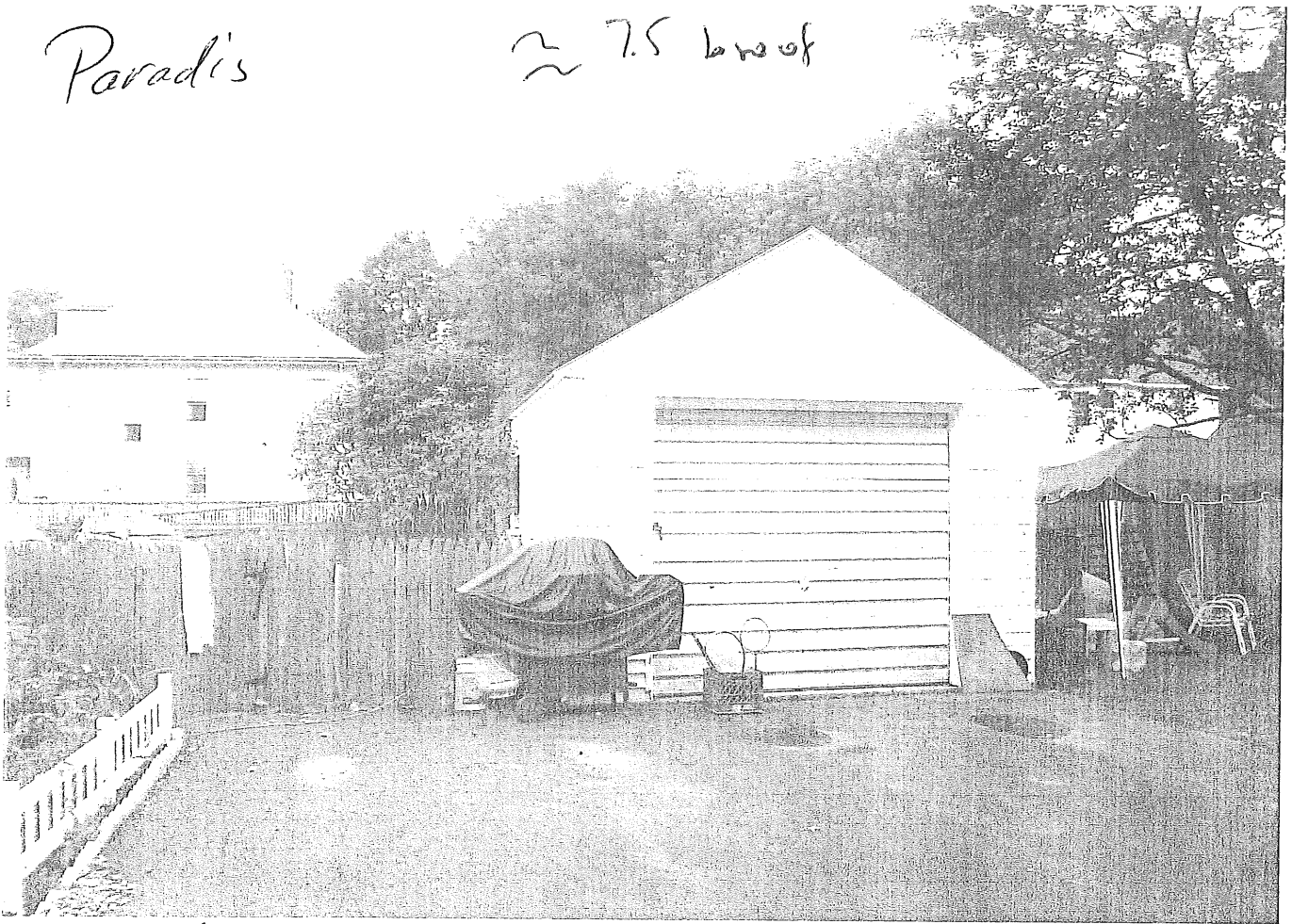
Inspection Dates \_\_\_\_\_

2 Karen Tangle

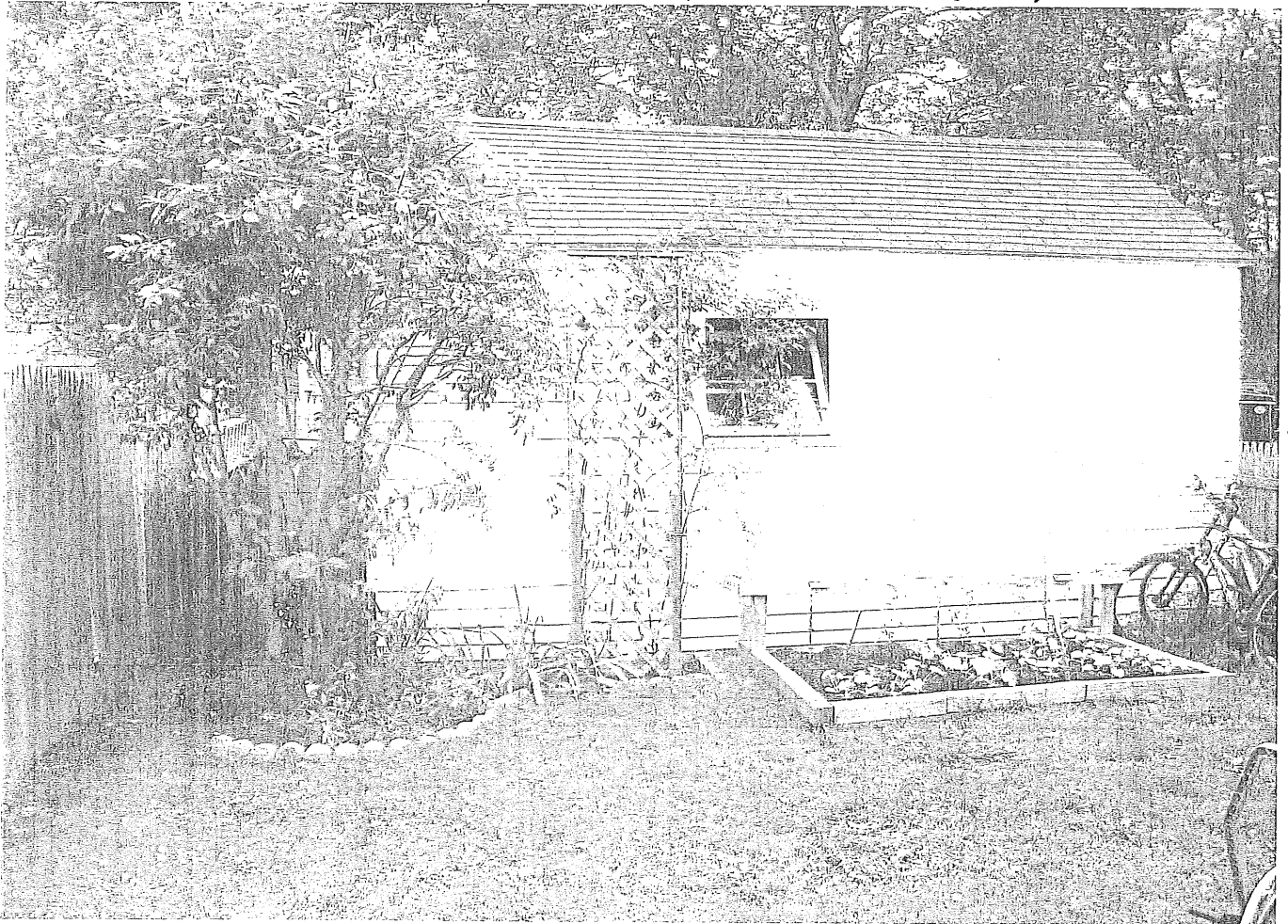


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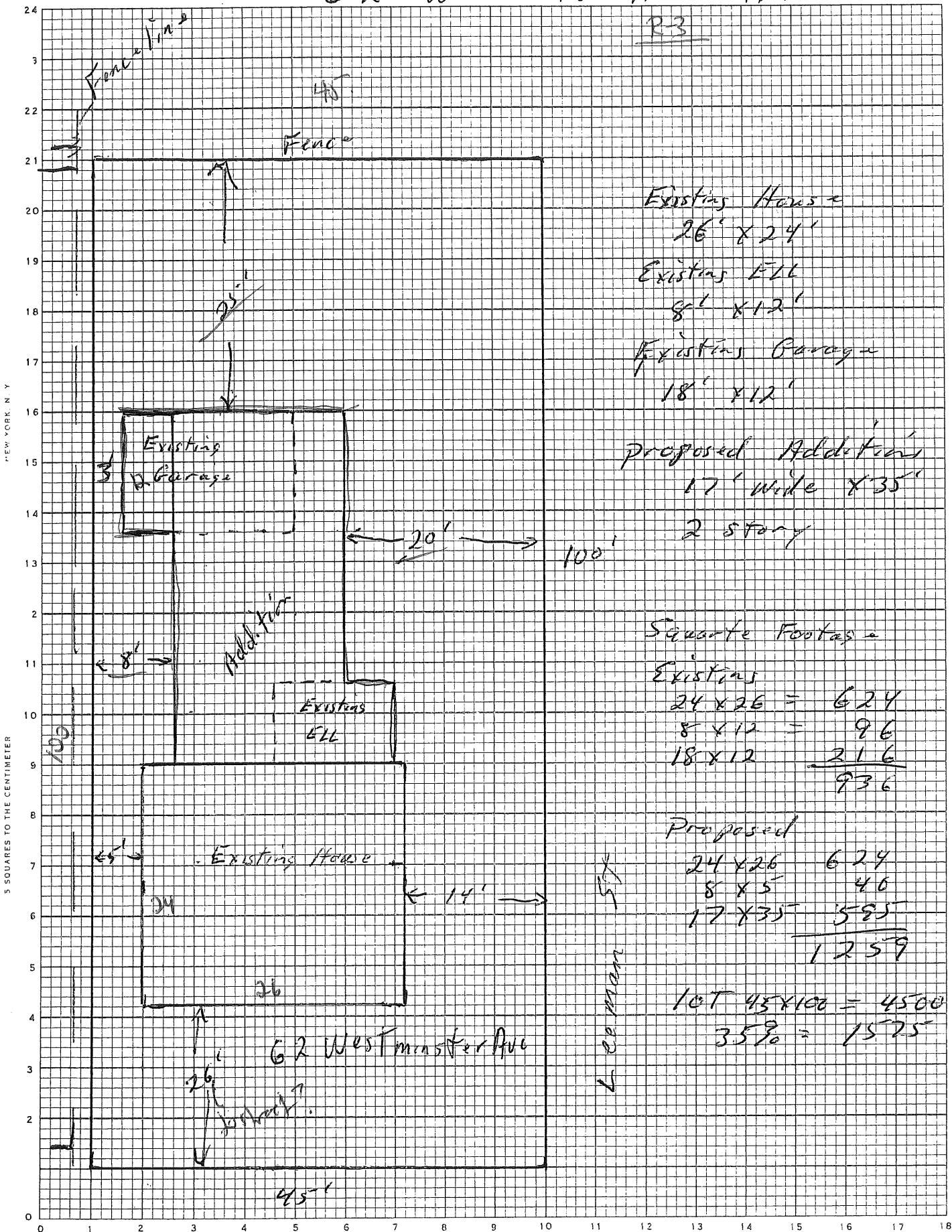


62 Westminister Ave Portland



# 62 Westminister Ave Plot Plan

R3



Existing House =  
 26' x 24'  
 Existing Ell  
 8' x 12'  
 Existing Garage =  
 18' x 12'

Proposed Addition  
 17' wide x 35'  
 2 story

Square Footage =

Existing  
 24 x 26 = 624  
 8 x 12 = 96  
 18 x 12 = 216  
936

Proposed  
 24 x 26 = 624  
 8 x 5 = 40  
 17 x 35 = 595  
1259

LOT 45 x 100 = 4500  
 35% = 1575

L. C. M. M. S. T.

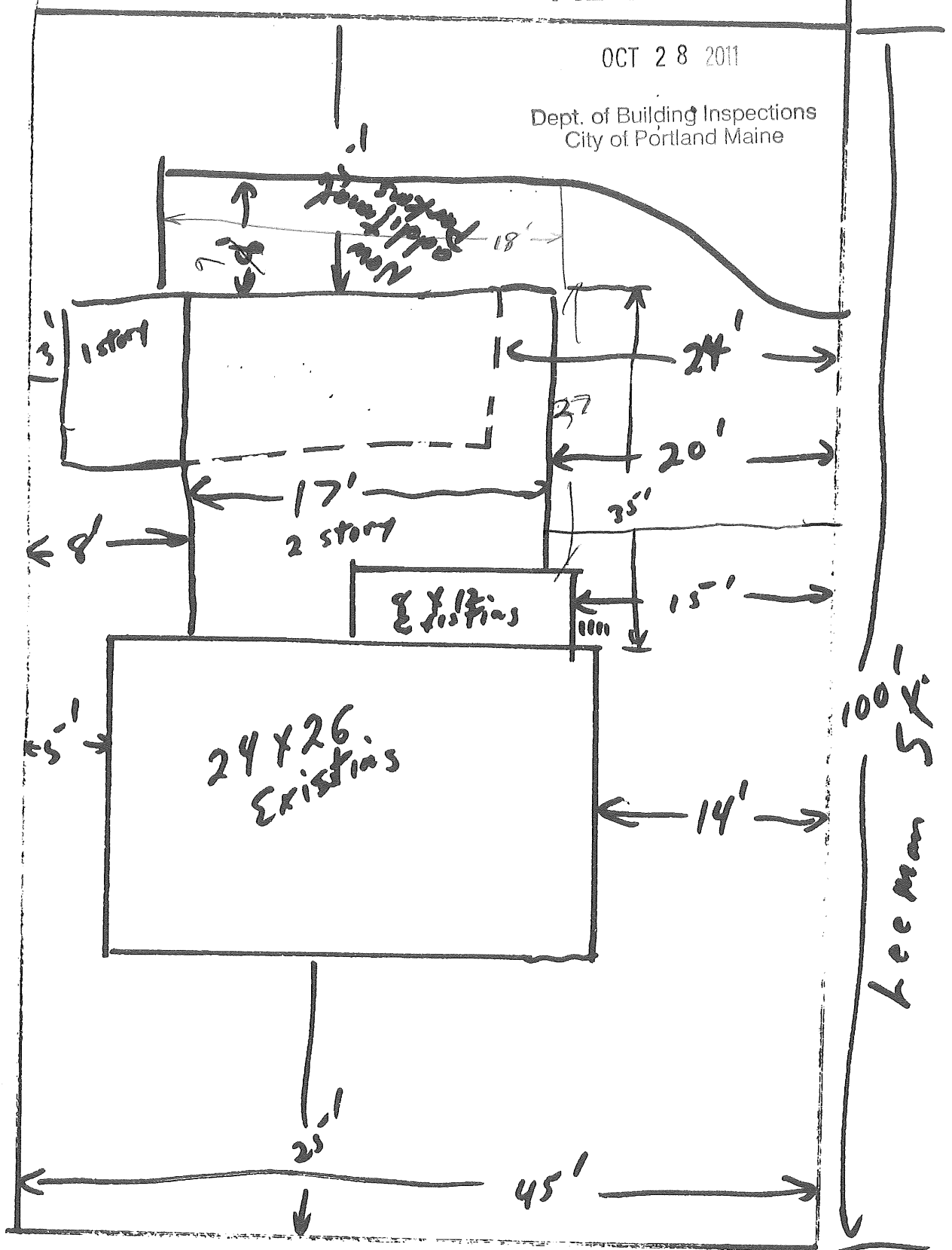
NEW YORK, N. Y.

3 SQUARES TO THE CENTIMETER

RECEIVED

OCT 28 2011

Dept. of Building Inspections  
City of Portland Maine



62 Westminster Ave

This FINANCING STATEMENT is presented to a filing officer for filing pursuant to the Uniform Commercial Code.

1 Debtor(s) (Last Name First and address(es)) *Wallace, Martin H.  
68 Jordan Ave.  
So. Portland, Me.*

2 Secured Party(ies) and address(es) **SEARS, ROEBUCK & CO.**  
110 Free Street  
Portland, Maine 04101

3 Maturity date (if any) *501*

Per Filing Officer (Date, Time, Number, and Filing Office) **REGISTRY OF DEEDS CUMBERLAND SS, MAINE**  
FILED **JAN 10 1968**  
AT *9* H. *A* M  
FILE # *916* BK. *3026* PG. *561*

4 This financing statement covers the following types (or items) of property:  
**FIXTURES CONSISTING OF:**  
*- 1 Aluminum installed*

ASSIGNEE OF SECURED PARTY  
Name \_\_\_\_\_  
Address \_\_\_\_\_

Wallace  
Check  If covered  Proceeds of Collateral are also covered  Proceeds of Collateral are also covered No. of additional Sheets presented \_\_\_\_\_

Filed with Registrar of Deeds Cumberland County, Portland Maine  
Date 1/10/68

By Martin H. Wallace Signature(s) of Debtor(s)  
By W. H. Pope Signature(s) of Secured Party(ies)

Filing Officer Copy — Alphabetical  
MAINE PROBATION BUREAU, PORTLAND, ME.

FORM U. C. C. 1

Approved by Secretary of State, STATE OF MAINE

Discharge  
Book 3121  
Page 573

393 No. 108  
**Know All Men by these Presents.**

That I, Harry J. Doucette, of Portland, in the County of Cumberland and State of Maine,

TAXES  
TAX PAID \$12.55  
REC'D

in consideration of one dollar and other valuable considerations

paid by Robert F. Blackadar and Patricia A. Blackadar, both of said Portland

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Robert F. Blackadar and Patricia A. Blackadar, as joint tenants and not as tenants in common,

their Heirs and Assigns forever,

the following described property:

A certain lot or parcel of land, with the buildings thereon, situated on the southeasterly side of Edgeworth Avenue, in said Portland, and being Lot 75 on a plan of Edgeworth Park, made by John A. Jones, C. E. dated May 1906 and recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 11, to which plan reference is hereby made for a more particular description of the premises hereby conveyed.

Being the same premises conveyed to the Grantor and Doris E. Doucette by Fernand I. Caron, et al, by deed recorded in said Registry of Deeds in Book 2970, Page 634. The said Doris E. Doucette has since deceased and title to said premises vested in the Grantor herein as surviving joint tenant.

**On have and in hold** the aforegranted and bargained premises, with all privileges and appurtenances thereof to the said Robert F. Blackadar and Patricia A. Blackadar, as joint tenants and not as tenants in common,

their Heirs and Assigns, to them and their use and behoof forever.

And I do as joint tenants and not as tenants in common, ~~COVENANT~~ with the said Grantees/ their Heirs and Assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my Heirs, shall as joint tenants and not as tenants in common, and will Warrant and Defend the same to the said Grantees/ their

Heirs and Assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,** I, the said Harry J. Doucette being unmarried,

~~xxxx~~ ~~vide supra the said~~

~~joining in this deed as Grantor, and relinquishing and conveying rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this ninth day of January in the year of our Lord one thousand nine hundred and sixty-eight.~~

Signed, Sealed and Delivered in presence of

*Richard E. Powell* + *Harry J. Doucette*

State of Maine, }  
Cumberland } ss.

January 9, 19 68

Personally appeared the above named Harry J. Doucette

and acknowledged the above instrument to be his free act and deed.

Before me,

*Richard E. Powell*

JAN 10 1968  
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Justice of the Peace

Received at 12 H 35 PM, and recorded in  
BOOK 3026 PAGE 561 *Margaret L. Weber* Deputy Register

306

8088

**Know All Men by These Presents,**

**That** F. A.  
We, Robert/Blackadar and Patricia/Blackadar, both of  
Portland, County of Cumberland and State  
of Maine,

in consideration of one dollar and other valuable considerations

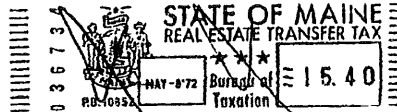
paid by Thomas J. Klimko and Susan A. Klimko, both of 42 Woodlawn  
Avenue, in said Portland,

the receipt whereof we do hereby acknowledge, do hereby give, grant,

convey, sell and runny unto the said Thomas J. Klimko and Susan A.  
Klimko, as joint tenants, their

heirs and assigns forever, a certain lot or parcel of land, with the  
buildings thereon, situated on the southeasterly side of Edgeworth  
Avenue, in said Portland, and being lot 75 on a Plan of Edgeworth  
Park, made by John A. Jones, C.E. dated May 1906 and recorded in  
Cumberland County Registry of Deeds in Plan Book 11, Page 11,  
to which plan reference is hereby made for a more particular  
description of the premises hereby conveyed.

Being the same premises conveyed to the grantors herein by  
Harry J. Doucette by warranty deed dated January 9, 1968 and recorded  
in said Registry of Deeds, Book 3026, Page 561.



Know all Men by these Presents, That

We, Thomas J. Klimko and Susan A. Klimko, both of Portland, County of Cumberland and State of Maine,

in consideration of one dollar and other valuable consideration paid by Russell H. Gillen and Katie J. Gillen, both of Portland, County of Cumberland and State of Maine,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Russell H. Gillen and Katie J. Gillen, as joint tenants and not as tenants in common, their heirs and assigns forever, the following described real estate:

A certain lot or parcel of land, with the buildings thereon, situated on the south-easterly side of Edgeworth Avenue, in the City of Portland, County of Cumberland and State of Maine, and being lot 75 on a Plan of Edgeworth Park, made by John A. Jones, C.E. dated May 1906 and recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 11, to which plan reference is hereby made for a more particular description of the premises hereby conveyed.

Being the same premises conveyed to the Grantors herein by warranty deed of Robert F. Blackadar, et al. dated May 6, 1977 and recorded in the Cumberland County Registry of Deeds in Book 3234, Page 306.

This conveyance is made subject to real estate taxes for the City of Portland for the year 1978.

To Have and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Russell H. Gillen and Katie J. Gillen, as joint tenants and not as tenants in common, their

heirs and assigns, to them and their use and behoof forever. And we do covenant with the said Grantee s, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all incumbrances, except as aforesaid, that we have good right to sell and convey the same to the said Grantee s to hold as aforesaid; and that we and our heirs and assigns shall and will warrant and defend the same to the said Grantee s, their heirs and assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

In Witness Whereof, We, the said Thomas J. Klimko and Susan A. Klimko, being husband and wife,

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this nineteenth day of June in the year of our Lord one thousand nine hundred and seventy-eight.

Signed, Seated and Delivered in presence of

[Signatures of witnesses]

Thomas J. Klimko
Susan A. Klimko

State of Maine, Cumberland ss. Personally appeared the above named Thomas J. Klimko

19 78.

and acknowledged the foregoing instrument to be his free act and deed.

Before me, [Notary Signature] NOTARY PUBLIC, JUSTICE OF THE PEACE. STATE OF MAINE, CUMBERLAND COUNTY, MY COMMISSION EXPIRES DECEMBER 27, 1981. Received JUN 20 1978 in BOOK 4243 PAGE 232. 2 o'clock 47 m. P. M., and recorded [Signature] Register.

Know all Men by these Presents, That

14919

We, Russell H. Gillen and Katie J. Gillen, both of Portland, in the County of Cumberland and State of Maine in consideration of one dollar and other valuable consideration paid by Albert Glazier and Debbie L. Glazier, both of 120 Dartmouth Street, Portland, in the County of Cumberland and State of Maine

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Albert Glazier and Debbie L. Glazier, as joint tenants, their heirs and assigns forever, the following described real estate:

A certain lot or parcel of land, with the buildings thereon, situated on the Southeast-erly side of Edgeworth Avenue, in the City of Portland, County of Cumberland and State of Maine, and being Lot 75 on a Plan of Edgeworth Park, made by John A. Jones, C.E. dated May 1906 and recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 11, to which plan reference is hereby made for a more particular description of the premises hereby conveyed.

BEING the same premises conveyed to the Grantors herein by Thomas J. Klinko et al. by warranty deed dated June 19, 1978 and recorded in the Cumberland County Registry of Deeds in Book 4243, Page 232.

This conveyance is made SUBJECT to real estate taxes of the City of Portland for the year 1980, which the Grantees herein assume and agree to pay as part of the consideration for this conveyance.

To Have and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Albert Glazier and Debbie L. Glazier, as joint tenants, their

heirs and assigns, to them and their use and behoof forever. And we do covenant with the said Grantees, free of all incumbrances, except as aforesaid, that we are lawfully seized in fee of the premises; that they are Grantees to hold as aforesaid; and that we and our heirs and assigns shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said Russell H. Gillen and Katie J. Gillen, being husband and wife,

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 3rd day of July in the year of our Lord one thousand nine hundred and eighty.

Signed, Sealed and Delivered in presence of Elizabeth M. Knight

Russell H. Gillen
Katie J. Gillen

State of Maine, CUMBERLAND, ss. July 3 1980. Personally appeared the above named Russell H. Gillen and Katie J. Gillen

and acknowledged the foregoing instrument to be their free act and deed.

Before me, Elizabeth M. Knight, Notary Public, Justice of the Peace.



STATE OF MAINE, CUMBERLAND COUNTY, SS.

REGISTRY OF DEEDS

Received JUL 7 1980 in BOOK 4626 PAGE 348

Attest: at 3 o'clock 30 m. P M., and recorded

Leah S. Ribbetta, DEPUTY Register.

My commission expires May 22, 1984



BK 8527 PG 0184

055525

WARRANTY DEED  
Joint Tenancy

**Know all Men by these Presents,**

**That** We ALBERT and DEBBIE L. GLAZIER, both of Portland, in the County of Cumberland and State of Maine,

in consideration of ONE (1) DOLLAR and other valuable consideration,

paid by WILLIAM and ELIZABETH BAYNES, both of 66 Washington Ave., Old Orchard Beach, in the County of York and State of Maine,

whose mailing address is 66 Washington Ave., Old Orchard Beach, in the County of York and State of Maine,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said WILLIAM and ELIZABETH BAYNES

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land, with buildings thereon, situated on the Southeasterly side of Edgeworth Avenue, in the City of Portland, County of Cumberland and State of Maine, and being Lot 75 on a Plan of Edgeworth Park, made by John A. Jones, C.E., dated May 1906 and recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 11, to which plan reference is hereby made for a more particular description of the premises hereby conveyed.

BEING the same premises conveyed to the Grantors herein by Russell H. Glidden et al., by warranty deed dated July 3, 1980, and recorded in the Cumberland County Registry of Deeds in Book 4626, Page 348.

MAINE REAL ESTATE TRANSFER TAX PAID

MAINE REAL ESTATE TAX PND

053817

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that We, WILLIAM BAYNES and ELIZABETH BAYNES in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by RUTH P. MCELROY, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said RUTH P. MCELROY her heirs and assigns forever

A certain lot or parcel of land situated in the City of Portland, County of Cumberland, and State of Maine, being further described on the attached Exhibit A.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said RUTH P. MCELROY her heirs and assigns, to her and her use and behoof forever.

And Grantor, in their said capacity, do covenant with the said RUTH F. MCELROY her heirs and assigns, that they are lawfully seized in fee of the premises, that they are free of all encumbrances; that they have good right to sell and convey the same to the said RUTH F. MCELROY to hold as aforesaid; and that they and their successors shall and will warrant and defend the same to the said RUTH P. MCELROY her heirs and assigns forever, against the lawful claims and demands of all persons, in their said capacity.

IN WITNESS WHEREOF, the said WILLIAM BAYNES and ELIZABETH BAYNES have hereunto set our hands and seals, this 27th day of October, 1989.

*William B. Baynes*  
WILLIAM BAYNES

*Elizabeth Baynes*  
ELIZABETH BAYNES

STATE OF MAINE  
CUMBERLAND, ss.

October 27, 1989

Then personally appeared the above named WILLIAM BAYNES and ELIZABETH BAYNES and acknowledged the foregoing to be their free act and deed.

Before me,

*Charles H. McLaughlin, IV*  
CHARLES H. McLAUGHLIN, IV  
Attorney at Law

0054873

BK 11,94,6PG043

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT Ruth P. McElroy of 61 Edgeworth Avenue, Portland, County of Cumberland, State of Maine for consideration paid, grant to William J. McElroy of Morristown, County of Morris, State of New Jersey and Karen L. Bishop of Bedminster, County of Berks, State of New Jersey as Joint Tenants with WARRANTY COVENANTS, the land in Portland County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on the Southeasterly side of Edgeworth Avenue, in the City of Portland, and State of Maine, and being Lot 75 on a Plan of Edgeworth Park, made by John A. Jones, C.E. dated May, 1906 and recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 11, to which plan reference is hereby made for a more particular description of the premises hereby conveyed.

Meaning and intending to describe the same premises conveyed to Ruth P. McElroy by deed of William Baynes and Elizabeth Baynes dated October 27, 1989 recorded in the Cumberland County Registry of Deeds in Book 8968, Page 108.

IN WITNESS WHEREOF, I have hereunto set my hand this 30 day of July, 1999.

MAINE DEED: ESTATE TAX PAID

*[Signature]*  
Witness

*[Signature]*  
Ruth P. McElroy

Guaranty Title Corporation  
P.O. Box 523

Portland, Maine 04101

STATE OF Maine  
COUNTY OF Cumberland

On this 30 day of July, 1999, personally appeared before me the above-named Ruth P. McElroy acknowledged the foregoing to be her free act and deed.

*[Signature]*  
Notary Public/Attorney at Law

SEA

My Commission Expires:

ANNA M. CUTTER  
Notary Public, Maine  
My Commission Expires January 10, 2003

Mail to:  
Ruth P. McElroy  
61 Edgeworth Ave.  
Portland, Me. 04103

RECEIVED  
RECORDED REGISTRY OF DEEDS

1999 AUG -2 AM 10:44

CUMBERLAND COUNTY

*[Signature]*

Recording Order: \_\_\_\_\_ of \_\_\_\_\_

File Number

**WARRANTY DEED**  
Maine Statutory Short Form

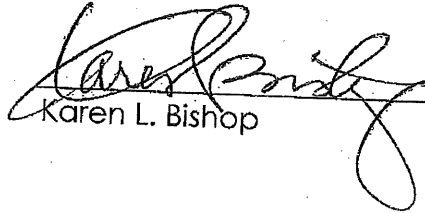
**KNOW ALL MEN BY THESE PRESENTS**, That **William J. McElroy** of the City/Town of Morristown, in the State of New Jersey and **Karen L. Bishop** of the City of Bedminster, State of New Jersey, grant to **Ruth P. McElroy**, of the City of Portland, State of Maine, with **WARRANTY COVENANTS**, the real property situated in Portland, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, I/we have hereunto set my/our hands(s) and seal(s) this \_\_\_\_\_ day of April, 2004

MAINE REAL ESTATE TAX PAID

Witness \_\_\_\_\_

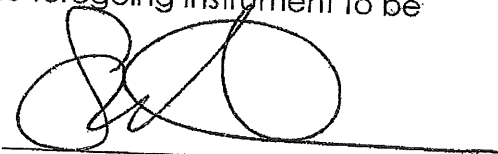
  
William J. McElroy

  
Karen L. Bishop

State of Maine  
County of Cumberland

4/25 2004

Personally appeared before me the above named William J. McElroy and Karen L. Bishop and acknowledged the foregoing instrument to be his/her/their free act and deed.

  
Notary Public Attorney  
Susan Hassan

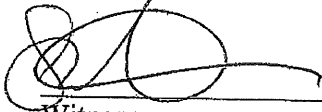
**Warranty Deed**

Maine Statutory Short Form 33 M.R.S.A. §761 et seq.

KNOW ALL MEN BY THESE PRESENTS THAT, **Ruth P. McElroy** of Portland, County of Cumberland, State of Maine, grants to **Maureen A. Morrissey** of Portland, Maine, whose mailing address is 61 Edgeworth Avenue, Portland, Maine 04103,

A certain lot or parcel of land situated in Portland, County of Cumberland, State of Maine, more particularly described at Exhibit A, attached hereto and incorporated herein.

Witness my hand and seal this 16<sup>th</sup> day of September, 2004



Witness

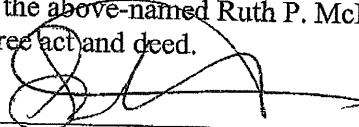


Ruth P. McElroy

State of Maine  
County of Cumberland

Date: 9-16-04

Before me, personally appeared the above-named Ruth P. McElroy, and acknowledged the foregoing to be her free act and deed.



Notary Public/Attorney at Law

Susan Hasson

Please type or print name

My commission expires: \_\_\_\_\_

**EXHIBIT A**

A certain lot or parcel of land with the buildings thereon, situated on the southeasterly side of Edgeworth Avenue, in the City of Portland, County of Cumberland and State of Maine, and being Lot 75 on a Plan of Edgeworth Park, made by John A. Jones, C.E. dated May 1906 and recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 11, to which plan reference is hereby made for a more particular description of the premises hereby conveyed.

Subject to and together with certain easements by and between William Evitts and Elizabeth Evitts and Ruth P. McElroy dated August 4, 2004 and recorded at the Cumberland County Registry of Deeds in Book 21631, Page 119, and Book 21631, Page 120.

Meaning and intending to convey the same premises conveyed to the Grantor herein by deed of Karen L. Bishop and William J. McElroy dated April 25, 2004 recorded at the Cumberland County Registry of Deeds in Book 21494, Page 77.

Received  
Recorded Register of Deeds  
Sep 17 2004 03:16:38P  
Cumberland County  
John B O'Brien

WARRANTY DEED

MAUREEN A. MORRISSEY

of 61 Edgeworth Avenue, Portland, ME 04103

for consideration paid, grants to

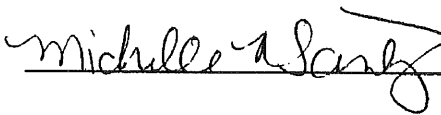
RICHARD A. EVANS

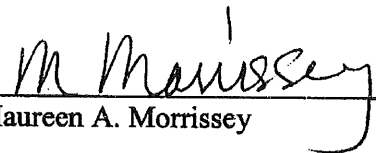
of 44 Berkeley Street, Portland, ME 04103, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my/our hands and seals this 25th day of June, 2008.

  
\_\_\_\_\_

  
\_\_\_\_\_   
Maureen A. Morrissey

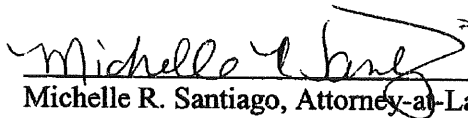
MAINE REAL ESTATE TAX PAID

State of Maine  
Cumberland, ss.

June 25, 2008

Personally appeared before me the above-named Maureen A. Morrissey and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
\_\_\_\_\_   
Michelle R. Santiago, Attorney-at-Law

H-EVANS

## EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated on the southeasterly side of Edgeworth Avenue, in the City of Portland, County of Cumberland and State of Maine, and being Lot 75 on Plan of Edgeworth Park, made by John A. Jones, C.E. dated May 1906 and recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 11, to which plan reference is hereby made for a more particular description of the premises hereby conveyed.

Subject to and together with certain easements by and between William Evitts and Elizabeth Evitts and Ruth P. McElroy dated August 4, 2004 and recorded at the Cumberland County Registry of Deeds in Book 21631, Page 119, and Book 21631, Page 120.

For title of Grantors reference is hereby made to a deed given by Ruth P. McElroy dated 9/16/2004 and recorded in the Cumberland County Registry of Deeds in Book 21795, Page 205.

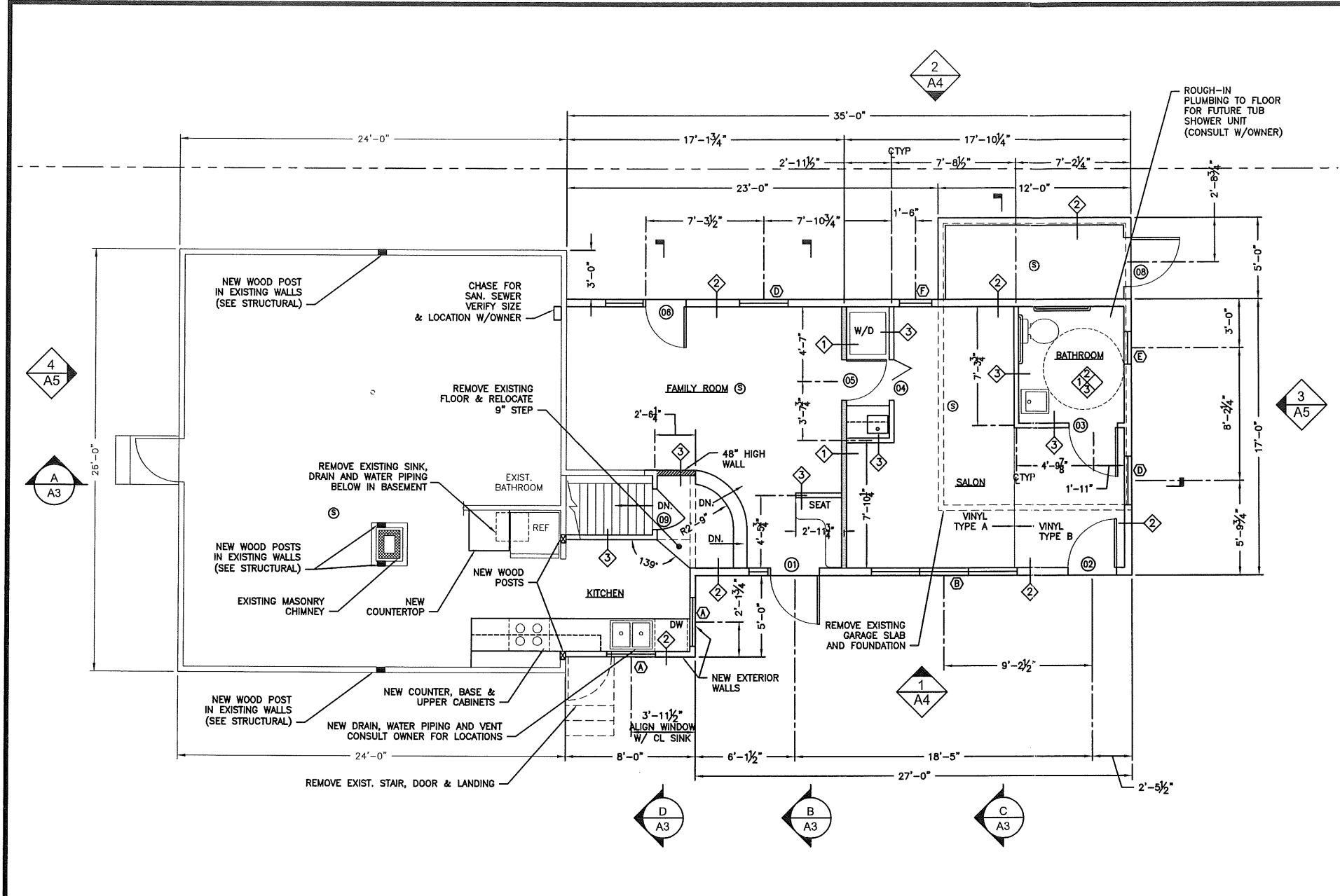
H-EVANS

Received  
Recorded Register of Deeds  
Jun 26, 2008 01:08:27P  
Cumberland County  
Pamela E. Lovley

After Recording Return to:  
Hopkinson & Abbondanza, P.A.  
511 Congress Street, Ste. 801  
Portland, Maine 04101  
(207) 772-5845







FIRST FLOOR PLAN  
1/4"=1'-0"

RECEIVED

OCT 28 2011

Dept. of Building Inspections  
City of Portland Maine

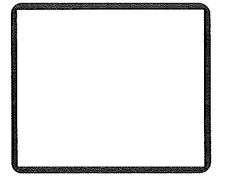
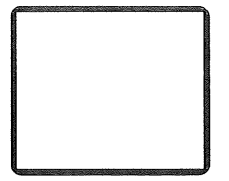
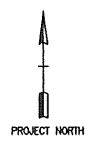
DRAWING NOTES

- 1) INTERIOR DIMENSIONS ARE TO CENTERLINE OF WALLS/DOORS AND WINDOWS UNLESS INDICATED OTHERWISE.
- 2) FOR WALL & CEILING TYPES, SEE DWG. A7.
- 3) KITCHEN & BATH DETAILS DESIGNED BY OTHERS
- 4) CONSULT OWNER FOR PLUMBING FIXTURES AND ROUGH-IN LOCATIONS

GENERAL NOTES:

1. All work shall be in accordance with BOCA Basic Building Code, NFPA-101(2003), NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, U.L., NFPA Codes, Americans with Disabilities Act 1990 (ADA) and all local, State and Federal requirements.
2. All applicable Federal, State and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health act.
3. All required City and State permits must be obtained before any construction begins.
4. It is the contractor's sole responsibility to determine erection procedures and sequence to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting, temporary bracing, guys or tie-downs. Such material shall remain the property of the contractor after completion of the project.
5. All contractors shall visit site and observe existing conditions, and verify proposed renovations. Notify owner of any proposed discrepancies or unusual conditions or conflicts prior to proceeding.
6. Structural, Mechanical, Electrical and Plumbing design and installation by others shall be performed in accordance with local, State and Federal standards.
7. All fire ratings indicated shall be continuous to underside of fire rated ceiling or underside of roof deck. Seal all openings with approved fire safing material.
8. Occupancy classification is a mixed use residential/business facility.
9. All egress doors shall have positive self-closer and latch mechanisms with panic bar or lever handles meeting standards as specified in the ADA & NFPA-101 codes.
10. Fire Door assembly, including the doorway, frame, door and necessary hardware shall conform to NFPA-101.
11. All doors shall be side-hinged or pivot swinging type. A latch or fastening device on a door shall be provided with a lever handle or panic bar or other simple releasing device having an obvious method of operation under all lighting conditions. Doors shall be operable without more than one releasing operation. Panic hardware or fire exit hardware shall comply with NFPA-101, 2003.
12. Smoke detectors in existing residential spaces and in Business(Salon area) shall be continuously powered from the building electrical system and shall be wired together and located such that when any one is activated, it shall initiate an alarm that is audible in the sleeping rooms and in the business area.
13. Audible/Visual alarms shall be in accordance with NFPA 101.
14. Portable fire extinguisher shall be provided in business use area (Salon). Confirm with local authority having jurisdiction.

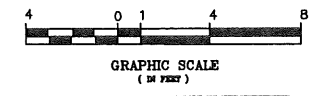
15. One additional off street parking spot will be constructed of blacktop on the back area of the lot. It will be 9'8" feet wide by 18 feet to include paved access from the existing driveway on Keeman St., in compliance with the ordinances regulating off street parking.



REV.	DATE	STATUS
10-24-11		SINGLE STORY ADDITION

SYMBOL KEY

- Ⓢ SMOKE DETECTOR (NOTE 12)

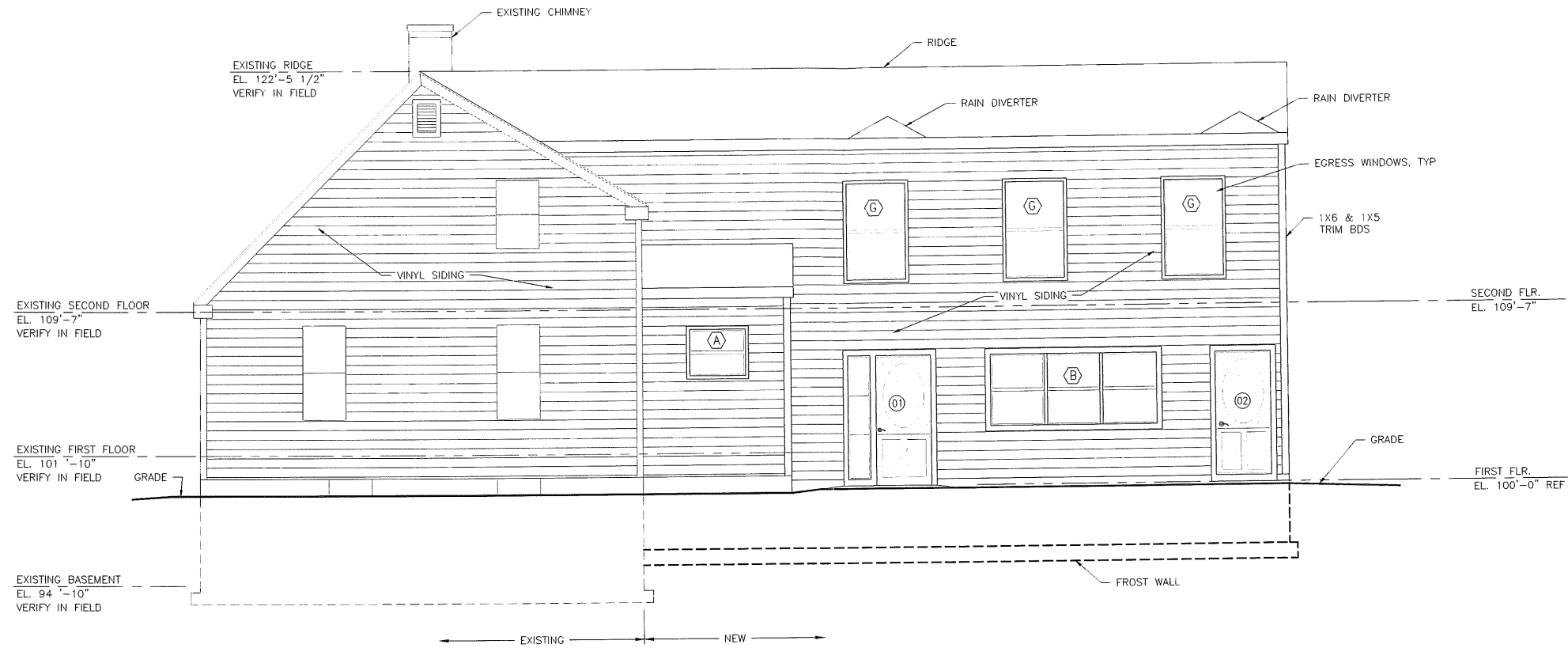


ADDITION TO:  
PARADIS RESIDENCE  
62 WESTMINSTER STREET  
PORTLAND, ME. 04101  
FIRST FLOOR PLAN

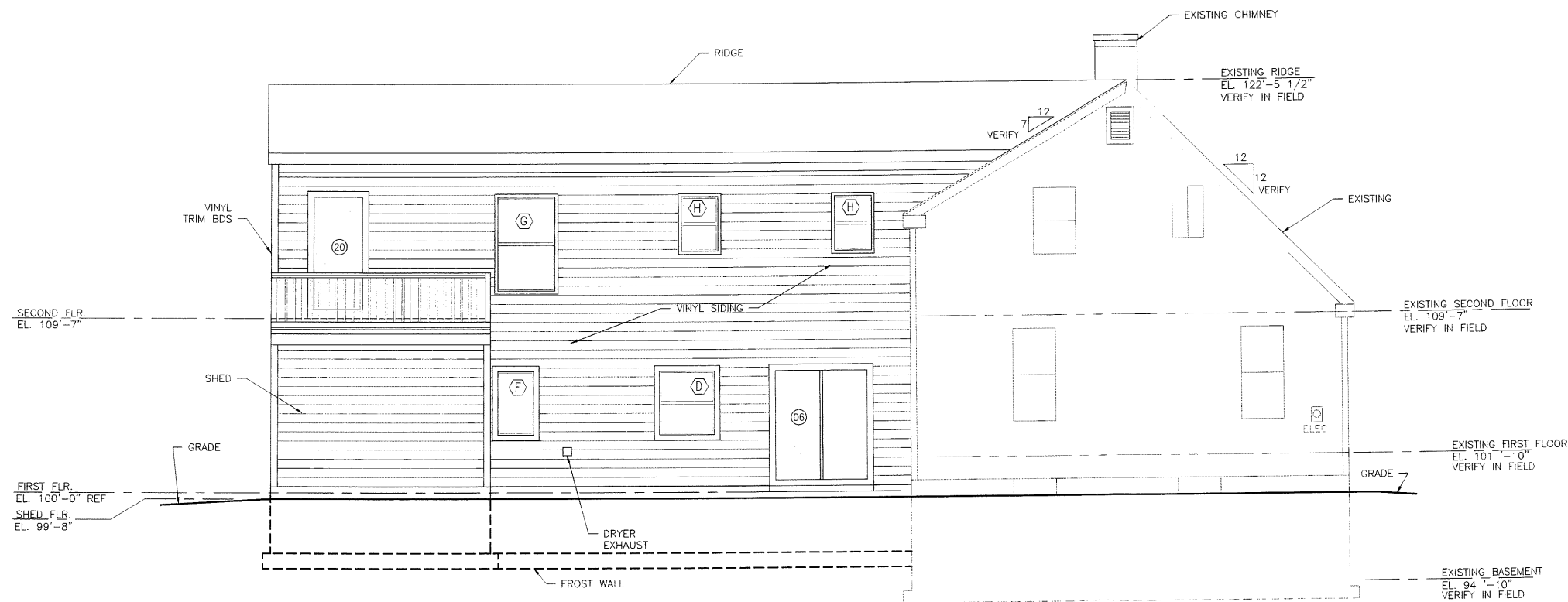
**A1**







1 ELEVATION  
SCALE: 1/4"=1'-0"



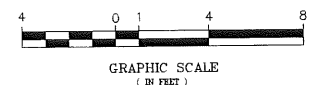
2 ELEVATION  
SCALE: 1/4"=1'-0"

REV.	DATE	STATUS
8-25-11		ISSUED FOR VARIANCE

RECEIVED

OCT 28 2011

Dept. of Building Inspections  
City of Portland Maine



ADDITION TO:  
PARADIS RESIDENCE  
62 WESTMINISTER STREET  
PORTLAND, ME. 04101  
ELEVATIONS

**A4**









# DOOR SCHEDULE

## DOOR SCHEDULE ABBREVIATIONS

CLO.	CLOSER	HDWE	HARDWARE	S	STOP (FLOOR OR WALL)	LL	LEVER LATCH
D.K.	DOOR KNOCKER	HM	HOLLOW METAL	S.C.	SOLID CORE HARDBOARD	PS	PRIVACY SET
D.S.	DOOR SWEEP	INS	INSULATED	S.H.	SPRING HINGE	PAS	PASSAGE SET
EHO	ELECTRO. HOLD OPENER	K	KICKPLATE (PUSH SIDE)	S.J.	SPLIT JAMB (WOOD)		
ES	ELECTRIC STRIKE	KL	KEY LOCK	TEMP	TEMPERED	DL	DOOR LIGNER (CONSULT MECH. P.E. FOR COMB. AIR)
FGLS	FIBERGLASS	MTL	METAL	THK	THICKNESS		
F.J.P.	FINGER JOINTED FRIMED	NO	NUMBER	WD	WOOD (SOLID)		
FR	FIRE RATED	P.H.	PAINT HARDWARE	WG	WIPE GLASS		
HA	HANDICAP ACCESSIBLE	P.P.	PUSH/PULL	V	VIEWER		
HC	HOLLOW CORE HARDBOARD	P	PULL				

NO.	TYPE	SIZE	THK.	F.R.	HDWE SET	MAT.	GLASS		REMARKS	FRAME TYPES			THRESHOLD				
							SIZE	TYPE		TYPE	MAT.	F.R.	DETAILS		MAT.	DETAIL	
													HEAD	JAMB		SILL	HT.
FIRST FLOOR																	
01	A	3'-0" x 6'-8"	1 3/8"		LEVER	FGLOSS*	OPT. SIDELITE	SAFETY	INS, KL, LL, DS.	AA	METAL	-	-	-	ALUM	1/2"	
02	A	3'-0" x 6'-8"	1 3/8"		LEVER	FGLOSS*		SAFETY (IF APPL)	INS, KL, LL, HA, DS	AA	METAL	-	-	-	ALUM	1/2"	
03	C	3'-0" x 6'-8"	1 3/8"		LEVER	WOOD			PS, LL, HA, DS	BB	WOOD	-	-	-	-	-	
04	F	2'-6" x 6'-8"			MFOR PULLS	-	-	-			GYP	-	-	-	-	-	
05	D	2'-6" x 6'-8"	1 3/8"	1 HR	LEVER	METAL	-	-	FR, LL, KL, DS	AA	METAL	-	-	-	ALUM	1/2"	
06	E	5'-0" x 6'-8"	1 3/8"		MFOR PULLS	WOOD	-	SAFETY	INS, KL	BB	WOOD	-	-	-	-	-	
07	B	3'-0" x 6'-8"	1 3/8"		LEVER	WOOD	-	-	LL, KL, DS	AA	METAL	-	-	-	-	-	
08	C	2'-6" x 6'-8"	1 3/8"		LEVER	WOOD	-	-	LL, PAS, DS	BB	WOOD	-	-	-	-	-	
20	A	3'-0" x 7'-0"	1 3/8"		LEVER	FGLOSS*	-	-	INS, KL	BB	WOOD	-	-	-	ALUM	1/2"	

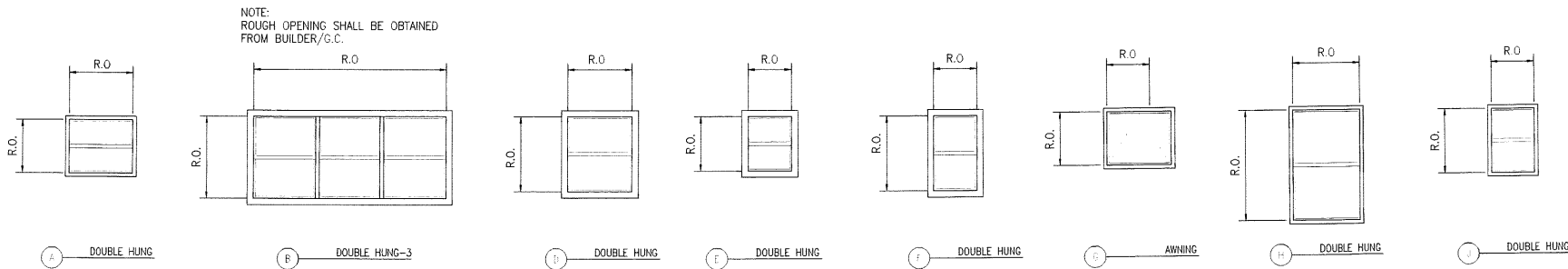
NOTES:  
\* FIBERGLASS OR INSULATED METAL—CONSULT OWNER

# WINDOW SCHEDULE

NO.	TYPE	MANUF	CAT NO.	UNIT DIMENSION	ROUGH OPENING	REMARKS	DETAILS	
							HEAD	JAMB
A	DBL HUNG	PELLA			36" X 30.5"		-	-
B	DBL HUNG	PELLA			108" X 46"	3 WIDE DOUBLE HUNG	-	-
D	DBL HUNG	PELLA			36" X 42"		-	-
E	DBL HUNG	PELLA			24" X 30.5"		-	-
F	DBL HUNG	PELLA			24" X 42"		-	-
G	AWNING	PELLA			38" X 62"	EGRESS WINDOWS	-	-
H	DBL HUNG	PELLA			24" X 36"		-	-

NOTES:  
1. GLAZING SHALL BE HIGH-PERFORMANCE SUN INSULATING GLASS OR APP'D EQUAL.  
2. CONSULT OWNER FOR ALL DOOR & WINDOW TYPES  
3. EACH BEDROOM, SLEEPING AND LIVING AREA SHALL HAVE EGRESS WINDOW MIN. 20" IN WIDTH, 24" IN HEIGHT & SILL NOT MORE THAN 44" ABOVE FINISHED FLOOR AND NOT MORE THAN 20" ABOVE FINISHED GRADE TO THE SILL WITH A MINIMUM 5.7 SQ. FT. CLEAR OPENING (MIN. ONE EACH SPACE)

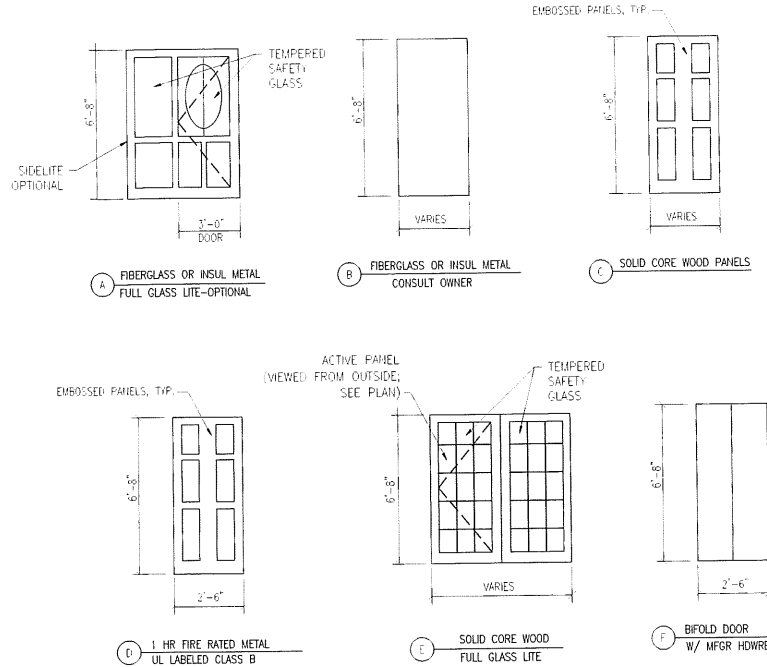
# WINDOWS



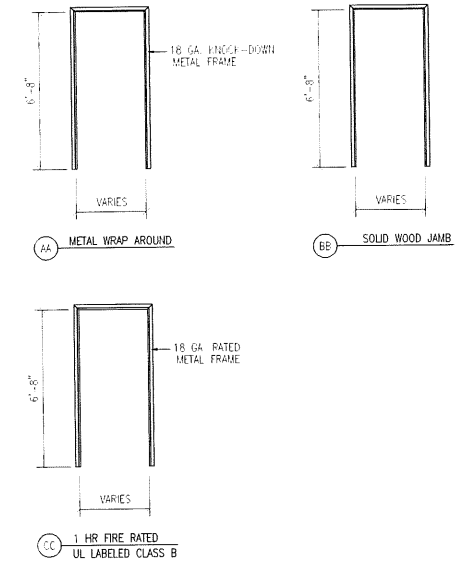
## DRAWING NOTES

- WINDOW AND DOOR QUANTITIES SHALL BE CALCULATED FROM THE FLOOR PLANS AND ELEVATIONS
- CONSULT OWNER ON ALL WINDOW TYPES BEFORE ORDERING AND PRIOR TO ROUGH FRAMING

# DOOR TYPES



# FRAME TYPES



REV.	DATE	STATUS
8-25-11		ISSUED FOR VARIANCE

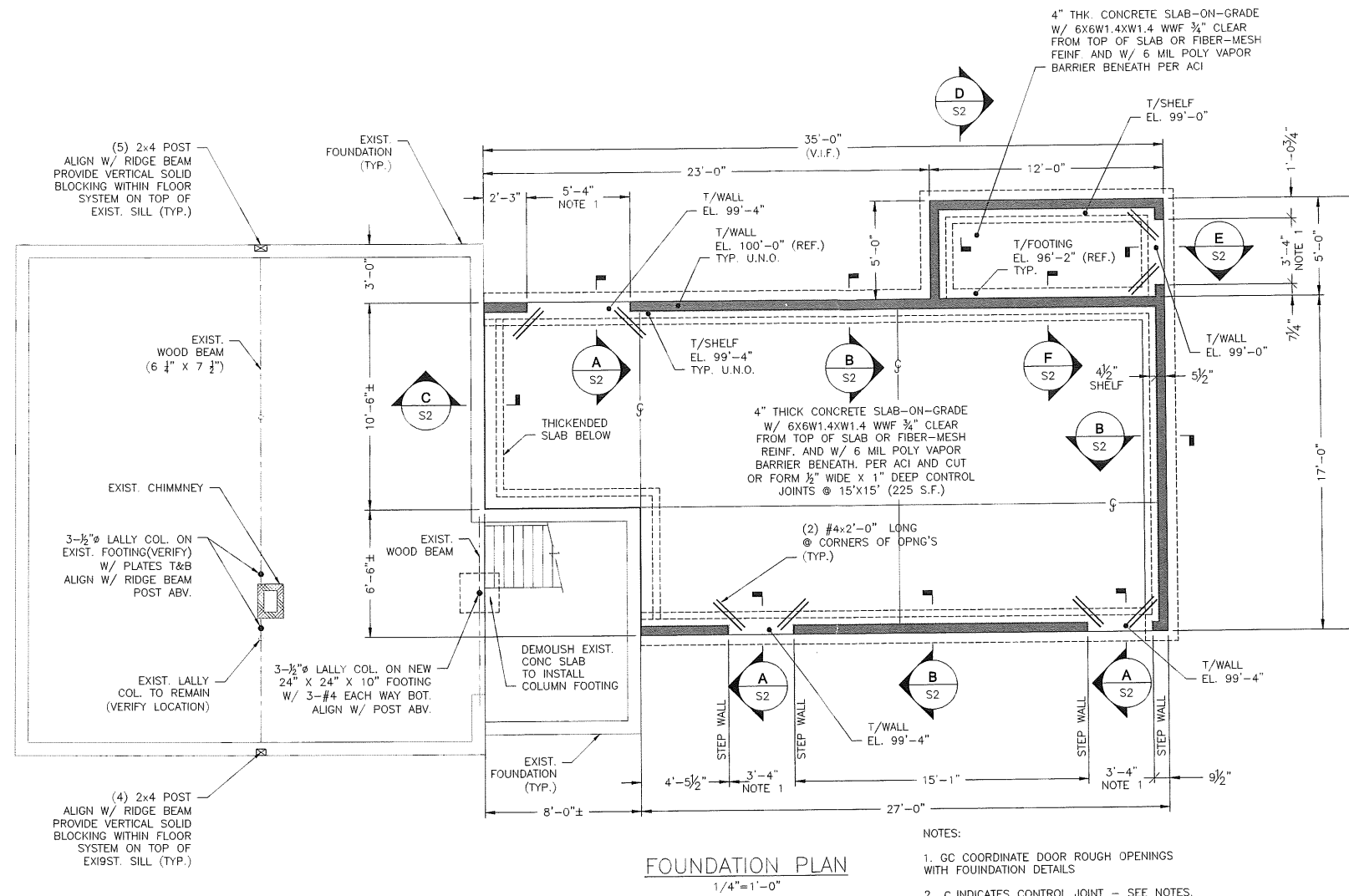
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OCT 28 2011

Dept. of Building Inspections  
City of Portland Maine

ADDITION TO:  
PARADIS RESIDENCE  
62 WESTMINSTER STREET  
PORTLAND, ME. 04101  
DOOR & WINDOW SCHEDULES

**A8**



FOUNDATION PLAN  
1/4"=1'-0"

- NOTES:
- GC COORDINATE DOOR ROUGH OPENINGS WITH FOUNDATION DETAILS
  - ⊘ INDICATES CONTROL JOINT - SEE NOTES.

**GENERAL NOTES:**

- The notes on the drawings are not intended to replace specifications. In addition to general notes. See specifications for requirements
- Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult, openings, chases, inserts, registers, sleeves, depressions, and other details not shown on structural drawings.
- All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work.
- Do not scale plans.
- Sections and details shown on any structural drawings shall be considered typical for similar conditions.
- All proprietary products shall be installed in accordance with the manufacturers written instructions.
- The structure is designed to be self supporting and stable after the erection is complete. It is the contractor's sole responsibility to determine erection procedures and sequencing to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting temporary bracing, guys or tie-downs. Such material shall remain the property of the contractor after completion of the project.
- All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

**DESIGN LOADS:**

- Building code: IBC (2009) International Building Code.
- Design Live Loads: (Ground Snow load = 50 psf)
  - Roof ..... 45 psf + drift as applicable
  - Living areas ..... 40 psf
  - Stairs & exit ways ..... 100 PSF
  - Retail space ..... 100 PSF
- Design wind loads are based on exposure B using 100 mph basic wind speed.
- Seismic Design Utilizes a Bearing wall system Light frame walls with shear panels - wood structure panels/sheet steel panels. Analysis Procedure shall be equivalent Lateral Force Procedure per IBC 2009.

**CONCRETE NOTES:**

- All concrete work shall conform to ACI 318-Latest Edition.
- Concrete strength at 28 days shall be:
  - a) 3000 psi for footings, frost walls & piers.
  - b) 4000 psi for all slabs on grade.
- All concrete shall be air entrained 4% to 6% per the specifications.
- Concrete shall not be placed in water or on frozen ground.
- Provide PVC sleeves where pipes pass through concrete walls or slabs.
- Reinforcing bars shall conform to ASTM A615 Grade 60 deformed bars, and shall be detailed, fabricated and erected in accordance with ACI 318-Latest edition.
- Welded wire fabric shall be provided in flat sheets.
- Fiber reinforced concrete shall conform to ASTM C-1116.
- Complete shop drawings and schedules of all reinforcing steel shall be prepared by the contractor and submitted to the engineer for review prior to commencement of that portion of the work. All accessories must be shown on the shop drawings. Submit (2) black line prints to the Engineer/Architect.
- Splices of reinforcing bars shall be in accordance with ACI 318. Splices of WWF shall be 6' minimum.
- Concrete finishes: See specifications and Architectural drawings for applicable finishes.
- Anchor bolts shall conform to ASTM A307 hot dipped galvanized unless noted otherwise on plan.
- Provide control/construction joints in foundation walls at a maximum spacing of 15 ft. from any corner or 30 ft. along length of wall. At control joints, discontinue every other horizontal bar. At construction joints all reinforcing shall be continuous through the joint.
- The general contractor shall be responsible for coordination of door bandout locations, slab depression & other required bandouts. Coordinate location of bandouts with Architectural, Mechanical & Plumbing, Electrical and kitchen equipment vendors as necessary to properly install each specific item.
- Provide formed or saw cut control joints in slabs 1/2" wide X 1' deep at 15'x15' (225 square feet max) intervals.

**FOUNDATION NOTES:**

- Foundations have been designed with a presumptive soil bearing capacity of 2000 psf to be verified by the general contractor in the field.
- Interior spread footings and exterior strip footings shall be founded on undisturbed native soil or compacted structural fill.
- Exterior strip and spread footings shall be founded a minimum of 4'-0" below finished site grade.
- Slabs on grade shall bear on a minimum of 12" of compacted structural fill or compacted 3/8" crushed stone. If loose or undesirable fills are encountered at the slab subgrade level, they shall be over excavated to the surface of the natural soil and replaced with structural fill. Refer to drawings and specifications for vapor barrier requirements. Moist cure slabs in accordance with ACI.
- Structural fill shall be used at all locations below footings and slabs and adjacent to the foundation walls. Prior to placement of structural fill, remove all topsoil and other unsuitable material. Compacted structural fill shall consist of clean granular material free of organics, loam, trash, snow, ice, frozen soil or any other objectionable material. It shall be well graded within the following limits:
 

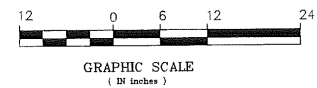
SCREEN OR SIEVE SIZE	PERCENT FINER BY WEIGHT
100	100
75-100	70-100
ND, 4	35-70
ND, 40	5-35
ND, 200	0-5
- Structural fill (or 3/8" crushed stone) beneath slabs shall be placed in layers not exceeding 6 inches in loose measure and compacted by self-propelled compaction equipment at approximate optimum moisture content to a dry density of at least 95% of the maximum in place dry density as determined by the modified proctor test (ASTM D-1557). For structural fill or 100% of the rodded unit weight as determined by ASTM C-29 for 3/8" crushed stone.
- Underdrains shall be placed as shown on the site drawings. Underdrains shall be installed to positively drain to a suitable discharge point away from the structure. Refer to site drawings for additional information.
- Exterior concrete slabs on grade, shall be underlain by at least 4 feet of structural fill meeting gradation and compaction requirements noted above. Reinforce top of slabs with 6x6 - W1.4xW1.4 WWF.
- Backfill both sides of foundation walls simultaneously.

**TIMBER FRAMING:**

- All Timber framing shall be in accordance with the AITC timber construction manual or the national design specification (NDS) - latest edition
- Individual timber framing members shall be visually graded, minimum grade #2 Spruce-Pine-Fir (SPF), kiln dried to 19% maximum moisture content.
- Timber shall be southern yellow pine treated with ACQ water borne preservative in accordance with AVPA treatment C1 with 0.40 PCF retentions for items in contact with roofing, masonry or concrete with 0.60 PCF retentions for items in contact with earth.
- Metal connectors shall be used at all timber to timber connections or as noted on the design drawings. All metal connectors in contact with pressure treated timber shall be stainless steel.
- Provide Simpson H2.5 hurricane anchors where timber framing and/or trusses bear on bearing wall and structural beams.
- Nailing not specified shall conform with IBC 2003. All nails in contact with pressure treated timber shall be stainless steel.
- Provide 1/2" thick APA rated exterior wall sheathing fastened w/ 10d nails @ 4" o.c. at panel edges and 6" o.c. intermediate. Lap sheathing 1'-0" minimum over existing structure (where applicable).
- Provide 3/8" thick APA rated roof sheathing fastened w/ 10d nails @ 6" o.c. at panel edges and intermediate.
- Provide 3/4" thick APA rated floor sheathing fastened w/ construction adhesive and 10d ring shank nails @ 6" o.c. at panel edges and intermediate.
- LVL Indicated laminated veneer lumber beams manufactured by Boise Cascade or approved equal.

**TIMBER TRUSS NOTES:**

- Timber trusses shall be designed in accordance with structural loading produced by IBC 2009 and ASCE 7-88.
- Materials: Stress graded lumber, metal plate connectors. Minimum grade No. 2 M.S.R. Lumber, kiln dried, 15% maximum M.C., or approved alternate.
- Applicable specifications:
  - a) National Design Specification for stress graded lumber and its fastening (NDS).
  - b) Design specifications for light metal plate connected wood trusses (TPI-latest edition).
- Bracing: The truss manufacturer shall specify all bracing required both for temporary construction loading and for permanent lateral support of compression members and for permanent chord/web bracing.
- Submittals:
  - a) Submit design calculations, shop drawings, and erection procedures all affixed with the seal of a professional structural engineer licensed in the State of Maine.
  - b) Shop drawings shall show stress grade and size of members, size and location of plate connectors, size and location of bracing, and shall be approved by the truss designer.
- All fabricated trusses shall be inspected at the fabrication plant and approved trusses shall receive the TPI mark of approval in accordance with the truss plate Institute In-plant inspection license agreement.
- Connector plates shall be galvanized.
- Provide Simpson H2.5 hurricane anchors at all locations where trusses bear on bearing walls and structural steel beams.



ADDITION TO:  
PARADISE RESIDENCE  
62 WESTMINSTER STREET  
PORTLAND, ME. 04101  
FOUNDATION PLAN

**S1**

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OCT 28 2011

Dept. of Building Inspections  
City of Portland Maine

REV. DATE 8-25-11 ISSUED FOR VARIANCE







