

902241

275-D-23-24

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$25.00 Zone _____ Map # _____ Lot# _____

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

Owner: Roger Beaulieu Phone # 854-0444 Bus.
Address: 99 Larrabee Rd., West., ME 04092 82-5225 - Saco - Home

LOCATION OF CONSTRUCTION 28 Warwick Street
Mover

Contractor: Southern Maine Bldg. Sub: _____

Address: Windham, ME Phone # _____

Est. Construction Cost: \$800.00 Proposed Use: 1-Car

Past Use: same

of Existing Res. Units _____ # of New Res. Units _____

Building Dimensions L _____ W _____ Total Sq. Ft. _____

Stories: _____ # Bedrooms _____ Lot Size: _____

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Explain Conversion To move existing garage (1-car) approximately 12',

Foundation: as per plan.

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 _____

PERMIT ISSUED

For Official Use Only

Date Dec. 18, 1990 Subdivision: _____
 Inside Fire Limits _____ Name DEC 27 1990
 Bldg Code _____ Lot _____
 Time Limit _____ Ownership: City Of Portland
 Estimated Cost \$800.00 _____ Private _____

Zoning:

Street Frontage Provided: _____
 Provided 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 _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other _____ (Explain) _____

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____ HISTORIC PRESERVATION
4. Insulation Type _____ Size _____ NOT in District nor Landmark
5. Ceiling Height: _____ Does not require review.

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____ Action: Approved.
3. Roof Covering Type _____ Approved with Conditions.

Chimneys:

Type: _____ Number of Fire Places _____ Date: 1/7/91
 Signature: _____

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:

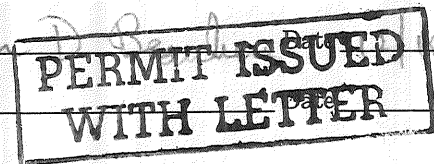
1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Permit Received By Joyce M. Rinaldi

Signature of Applicant Roger Beaulieu Date: _____

Signature of CEO _____ Date: _____

Inspection Dates _____



12 Mrs. Lowe.

WARRANTY DEED

Know all Men by these Presents,

That Roger D. Beaulieu, of 99 Larrabee Road, Westbrook, Maine.

in consideration of one dollar and other valuable consideration

paid by Nancy L. Pelletier and Robert J. Pelletier as joint tenants.

whose mailing address is 26 Warwick Street, Portland, Maine

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

convey unto the said Nancy L. and Robert J. Pelletier, as joint tenants

their heirs and assigns forever, as joint tenants

A certain lot or parcel of land with building thereon, situated on the westerly side of Warwick Street in the City of Portland, County of Cumberland, State of Maine, being Lots Number 307 and 308 on a plan of Glenwood dated May, 1985, prepared by Jordan and Richardson and recorded in Cumberland County Registry of Deeds in Plan Book 3, Page 11, being more particularly bounded as follows:

Beginning at a wood hub on said westerly side of Warwick Street, said point being the southwesterly corner of the within described lot and also being 260 feet northerly, more or less, from the intersection of Brighton Avenue and Warwick Street;

Thence northwesterly at right angles with Warwick Street a distance of one hundred (100) feet, more or less, to a wood hub;

Thence northeasterly at right angles with the last course a distance of eighty (80) feet, more or less, to a wood hub;

Thence southeasterly at right angles with the last course a distance of one hundred (100) feet, more or less, to an iron pipe on said westerly side of Warwick Street;

Thence S 28° W a distance of eighty (80) feet, more or less, along said Warwick Street to the point of beginning.

Being half the same premises conveyed to the Grantors herein by Guy A. Lindwall and Joann Lindwall dated May 24, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8313, Page 0159.

To have and to hold the aforegranted and bargained premises, with all the privilege and appurtenances thereof, to the said Nancy L. Pelletier & Robert J. Pelletier

their heirs and assigns, to their and their use and behoof forever.

And I do warrant with the said Grantee, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, except as aforesaid

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that I and my heirs shall and will warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Roger D. Beaulieu

and

~~husband of the said~~

~~joining in this deed as Grantor, and relinquishing and conveying all rights by descent and inheritance~~
in the above described premises, have hereunto set my hand and seal this 1st

day of the month of FEBRUARY, A.D. 1990.

Signed, Sealed and Delivered

in presence of

.....
.....
.....
.....

Roger D. Beaulieu
.....
ROGER D. BEAULIEU
.....
.....

State of Maine, County of CUMBERLAND DE: FEBRUARY 1, 19 90.

Then personally appeared the above named Roger D. Beaulieu

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

Before me,

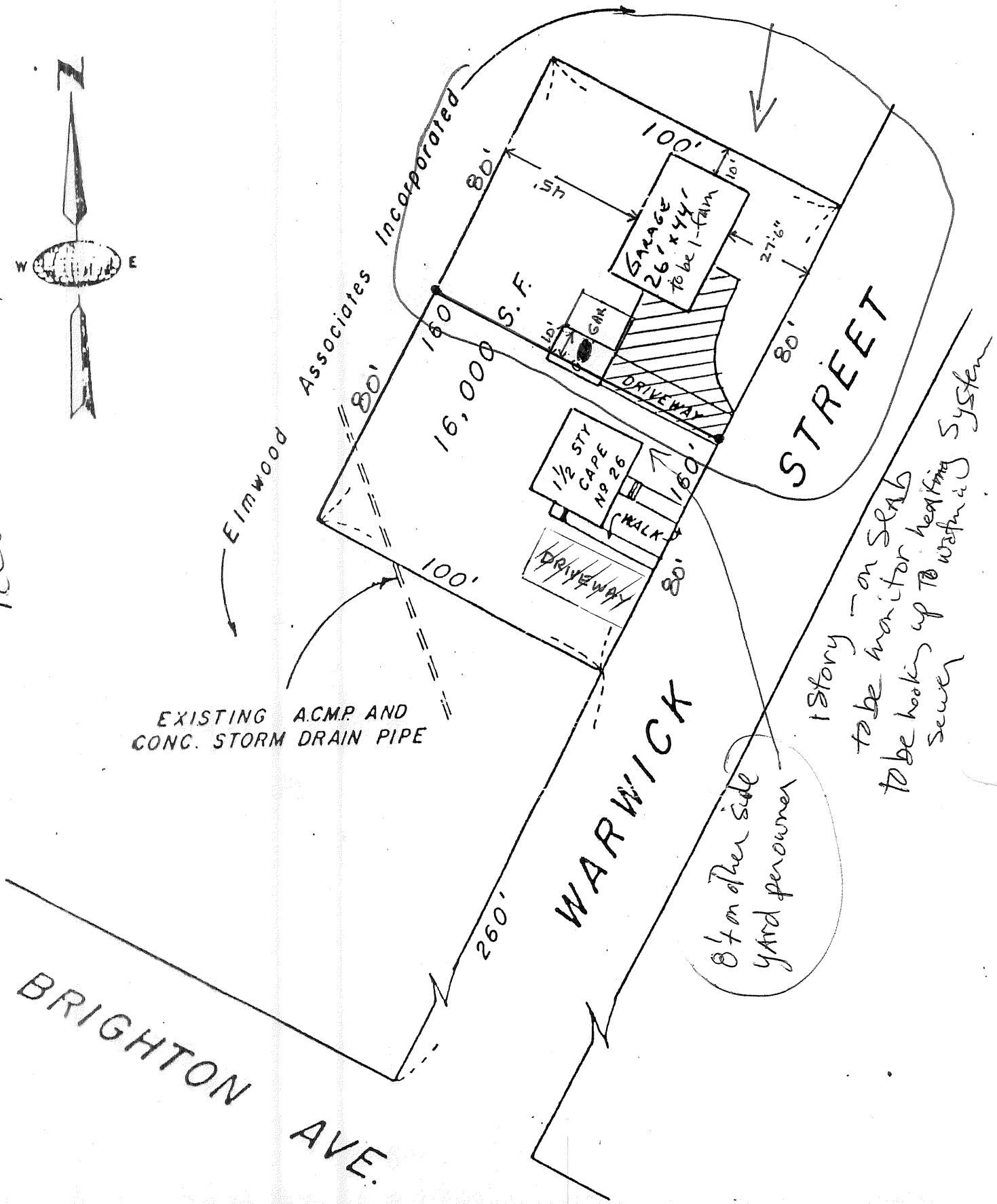
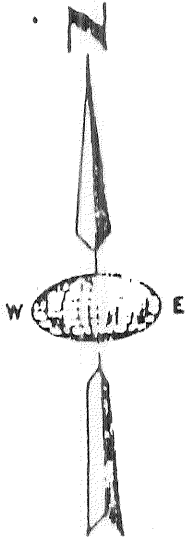
[Signature]
.....
Notary Public
Attorney at Law

Printed Name, ...CHARLES H. McLAUGHLIN, IV.....

NOTE: This is a tape survey and not an instrument survey, therefore this plot plan is for mortgage purposes only.

Ken Porter

Received 4/24/86



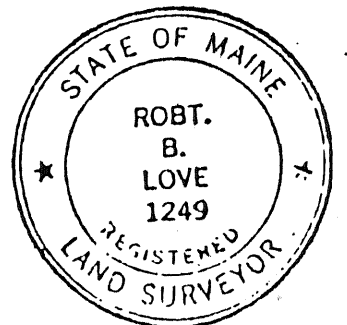
To: PORTLAND Title Insurance Company, its successors
 in interest. I hereby certify that I have examined the premises,
 and all easements, encroachments and buildings are located on the
 ground as shown and the premises shown hereon are the same as
 designated in Book 1609, Page 467
2285, Page 17 at the
Cumberland County Registry of Deeds.

[Handwritten Signature]

**MORTGAGE SURVEY PLAN
 PORTLAND, MAINE**

SCALE: 1" = 40'

11/5/82



ATLAS LAND SURVEY
 REGISTERED LAND SURVEYOR

574 Congress Street
 Portland, Maine 04101

File No 82-9

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ 25.00
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Type

Inspection Record

Date

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS

grage moved but no foundation

Signature of Applicant

Roger Beauden

Date

12/18/90

902241

Permit # City of Portland BUILDING PERMIT APPLICATION Fee \$25.00 Zone _____ Map # _____ Lot # _____
Please fill out any part which applies to job. Proper plans must accompany form.

For Official Use Only PERMIT ISSUED

Date Dec. 18, 1990 Subdivision: _____ Name City of Portland Lot _____ Date DEC 27 1990
 Inside Fire Limits _____
 Bldg Code _____
 Time Limit _____
 Estimated Cost \$800.00 Ownership: Public
 Zoning R-3 Residence City of Portland
 Street Frontage Provided: 1700/80
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required: _____
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain) _____

Owner: Roger Beaulieu Phone # 854-0444 Bus. _____
 Address: 99 Larrabee Rd., West., ME 04092 - 5225 - Saco - Home
 LOCATION OF CONSTRUCTION 28 Warwick Street
 Contractor: Southern Maine Bldg. MOVER Sub: _____
 Address: Windham, ME Phone # _____
 Est. Construction Cost: \$800.00 Proposed Use: 1-Car
 Past Use: same
 # of Existing Res Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion TO move existing garage (1-car) approximately 12'

HISTORIC PRESERVATION

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

Roof:
 1. Truss or Rafter Size: _____ Span Action: Approved
 2. Sheathing Type: _____ Size _____
 3. Roof Covering Type: _____
 Type: _____ Number of Fire Places _____ Smoke Detector Required Yes _____ No _____

Chimneys:
 Type: _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____

Plumbing:
 1. Approval of soil test if required _____
 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.

Foundations per plan.

1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____ Spacing 16" O.C.
 4. Joist's Size: _____
 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 _____
 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 _____

Permit Received By Joyce M. Rinaldi
 Signature of Applicant Roger D. Beaulieu Date 12/18/90
 Signature of CEO _____
 Inspection Dates _____
 White Tax Assessor Yellow-GPCOG

White-Tax Assessor _____ Yellow-GPCOG _____
 © Copyright GPCOG 1988
MRS. LOWE



Applicant: Ken Porter
Address: 30-34 Warwick St
Assessors No.: 275-D-021

Date: 4/25/96

CHECK LIST AGAINST ZONING ORDINANCE

Date - Existing garage 26' x 44'

Zone Location - R-3

Interior or corner lot -

Use - Single family home (previously a garage)
change of use

Sewage Disposal - to be on City

Rear Yards - 25' req - 45' shown

Side Yards - 8' req - 10' i 10' shown

Front Yards - 25' req - 27' 6" shown

Projections -

Height - 1 story

Lot Area - 6,500^{sq} req 8,000^{sq} shown

Building Area - 25% of lot or 2,000^{sq} MAX

Area per Family - 6,500^{sq}

Width of Lot - 75' req - 80' shown

Lot Frontage - 50' req - 80' shown

Off-street Parking - 2 SPACES shown

Loading Bays - N/A

Site Plan - N/A

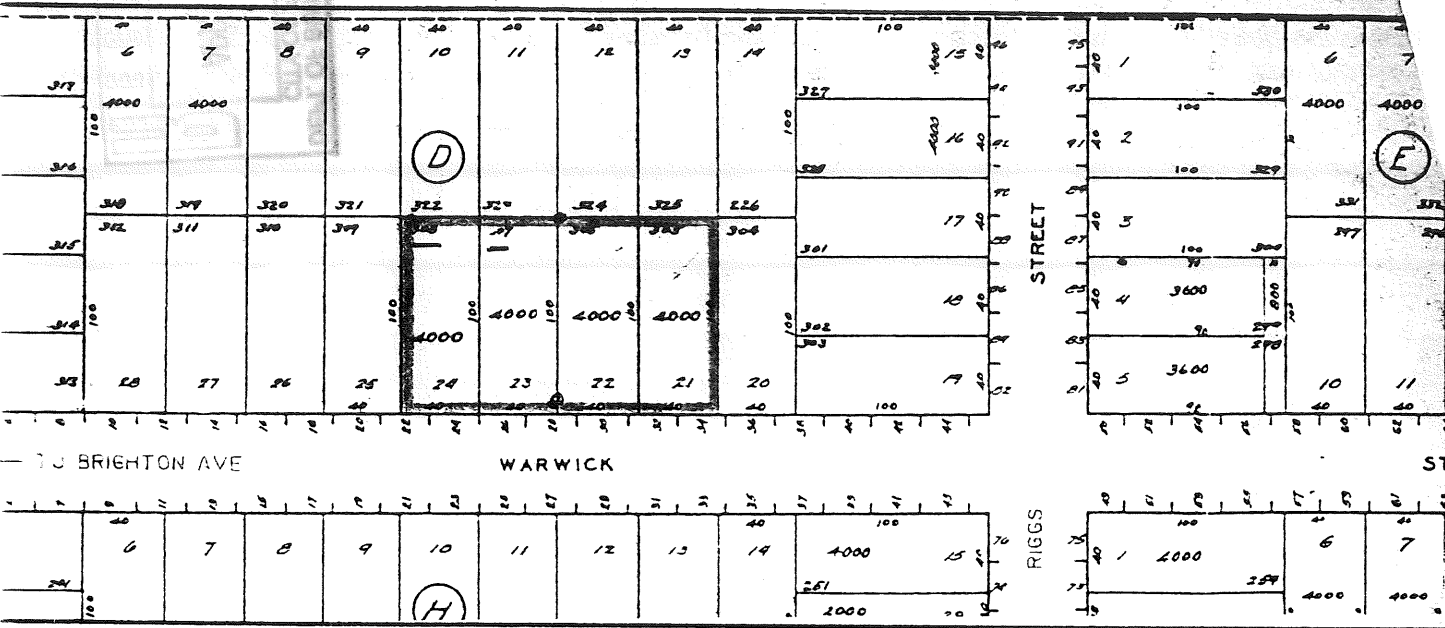
Shoreland Zoning - N/A

Flood Plains -

26' x 44' - 11' 44"

garage
20 x 24 est. = 480

1624



PLAT MAP

1"=100'±

OWNER OF RECORD IS ROGER D. BEAULIEU, AS STATED IN A DEED RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 8313, PAGE 159.

PROPERTY IS LOCATED ON THE CITY OF PORTLAND'S TAX MAP 275 BLOCK D, AND IS SHOWN AS LOTS 21-24.

PROPERTY IS LOCATED IN THE RP ZONE AND THE R3 ZONE.

GRAPHIC AND BOUNDARY SURVEY WERE PERFORMED BY SEBAGO TECHNICS, BANGOR, MAINE. JUNE 1988.

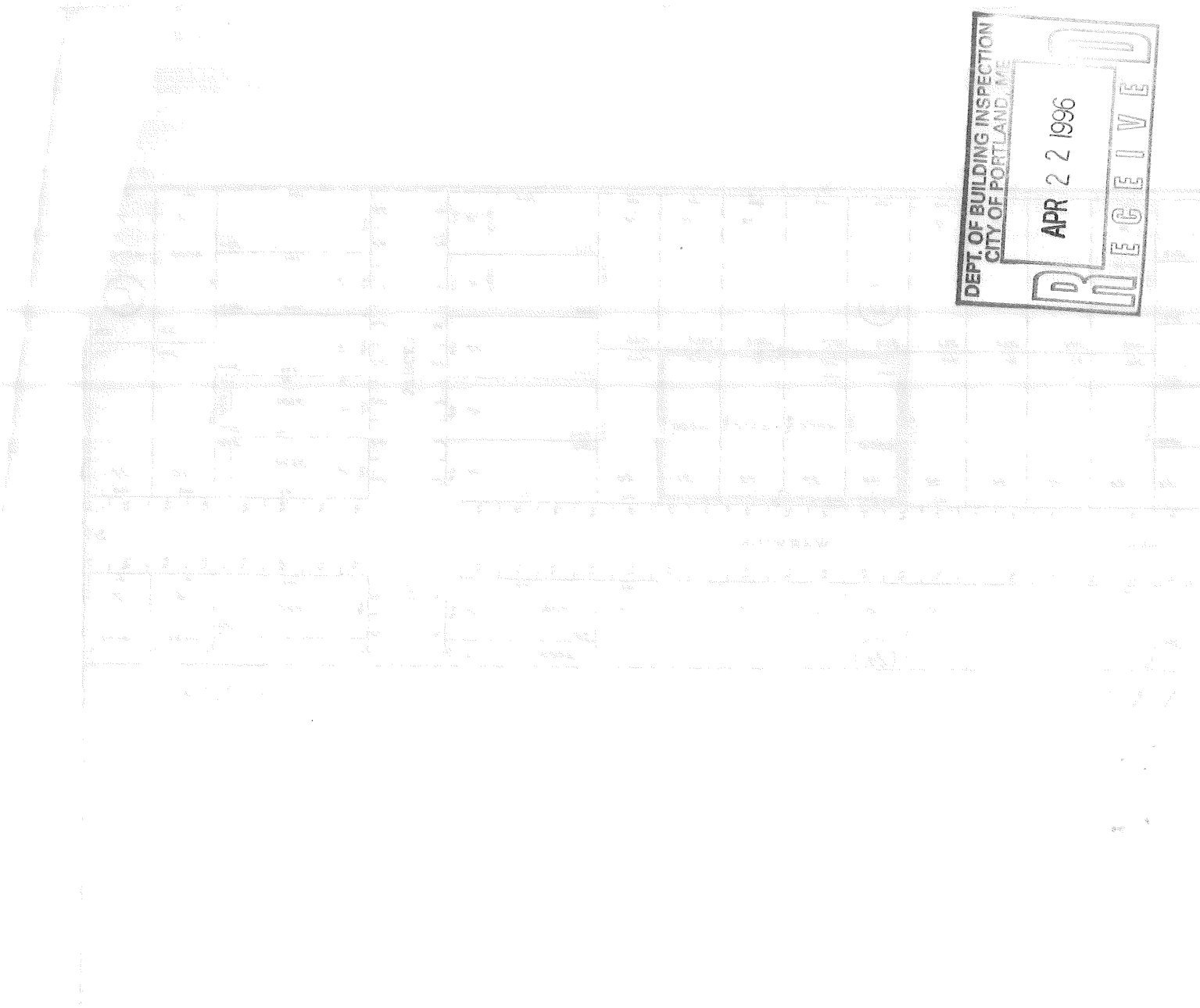
SURVEY CONFORMS WITH THE MAINE STATE LAND SURVEYORS BOARD OF REGISTRATION, CATEGORY II, CONDITION II, WITH THE FOLLOWING EXCEPTIONS:

- A) NO DEED DESCRIPTION
- B) NO SURVEY REPORT

REFERENCES:

- 1) PLAN OF "GLENWOOD, DEERING, MAINE" BY JORDAN & RICHARDSON,

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
APR 22 1996
RECEIVED



1710 N. W. 10TH AVE. PORTLAND, ME 04106
TEL: 555-1234 FAX: 555-5678

DATE: 04/22/96
BY: [Signature]

PROJECT: [Project Name]

SCALE: 1/8" = 1'-0"

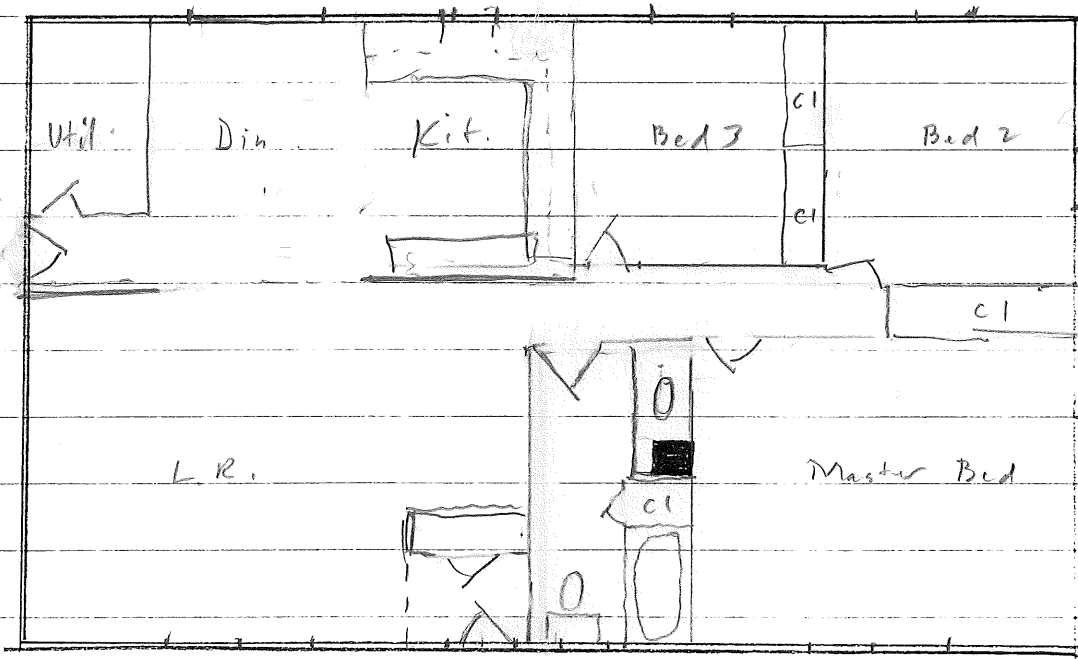
NOTES: [Notes]

1710 N. W. 10TH AVE. PORTLAND, ME 04106
TEL: 555-1234 FAX: 555-5678

Warwick St.

- 1.) Install new windows ^{doors} in existing bldg.
- 2.) Frame interior walls and G.W.B.
- 3.) Wire to code
- 4.) Plumb to code
- 5.) Install Monitor heat or equal.
- 6.) Apply new vinyl siding to exterior -

Cost of Improvements \$25,000.
8' Ceiling height -



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

APR 22 1996

RECEIVED



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

December 6, 1982

Guy Lindwall
26 Warwick Street
Portland, Maine 04102

Dear Sir:

Your application for a building permit to construct a 26' x 44' three-car garage detached and accessory to 26 Warwick Street is being issued subject to the following requirements:

- 1) Boilers, furnaces, hot water or any other appliances having an open flame or exposed heated surfaces shall not be located in a private garage unless precautions are taken to protect such equipment from impact by automobiles. This equipment shall have the combustion chamber, ash pit, etc. raised a minimum of 18 inches above the floor to eliminate a possible source of ignition.
- 2) Header size will be a minimum of 4" x 12" if using wood or, if steel is being used, a statement of design must be supplied this office.

If you have any question on these requirements, please call this office.

Sincerely,

P. SAMUEL HOFFSES,
CHIEF OF INSPECTION SERVICES

PSH/mlb

Enc.

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

01093

DEC 7 1982

ZONING LOCATION R-6 PORTLAND, MAINE

Dec. 6, 1982

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 26 Warwick Street
1. Owner's name and address Guy Lindwall - same Fire District #1 [] #2 [] Telephone 854-9701 Ex. 4212
2. Lessee's name and address Telephone
3. Contractor's name and address Kenneth Durgin Inc., -Heritage Acres Telephone 883-6237 Scarboro

Proposed use of building 3 car garage - detached No. of sheets
Last use No. families
Material No. stories Heat Style of roof Roofing

Other buildings on same lot 12,400
Estimated contractual cost \$
Appeal Fees \$

FIELD INSPECTOR - Mr. @ 775-5451
Base Fee 75.00
Late Fee
TOTAL \$ 75.00

To construct 26' x 44' 3 car garage, accessory to existing dwelling as per plans. 2 sheet of plans.

Stamp of Special Conditions

send permit ~~to~~ HOLD WILL PICK UP PERMIT, CALL WHEN READY AT 854-9701 Ext. 4212

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT ISSUED WITH LETTER

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: O.K. M.A.D. 12/6/82
BUILDING CODE: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant Guy Lindwall Phone # same
Type Name of above Guy Lindwall 1 [x] 2 [] 3 [] 4 []

PERMIT ISSUED