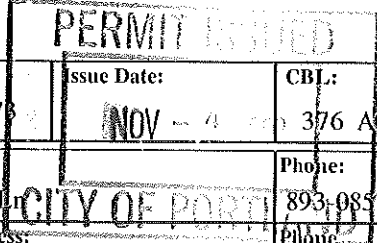


City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-1173	Issue Date: NOV 4 2002	CBL: 376 A053001
-----------------------	---------------------------	---------------------



Location of Construction: 1519 Farm House Ln Lot #3	Owner Name: J S Wyse Builders Inc	Owner Address: 9 Wildflower Ln	Phone: 893-0857
Business Name: n/a	Contractor Name: J.S. Wyse Builders	Contractor Address: 9 Wild Flower Lane Windham	Phone: 2078930857
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone: R-3

Past Use: Vacant Land	Proposed Use: Single Family / New 28' x 28' w/ 10' x 24' back "L" home; including 24' x 24' two car attached garage and 12' x 16' deck	Permit Fee: \$1,498.00	Cost of Work: \$200,000.00	CEO District: Subch...
--------------------------	---	---------------------------	-------------------------------	---------------------------

Proposed Project Description: Construct a 28' x 28' NEW Single Family w/ 24' x 24' Attached Garage & 12' x 16' Deck	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB BOCA 1999 Signature: JMB 10/4/02
	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: gad	Date Applied For: 10/10/2002	Zoning Approval
-------------------------	---------------------------------	------------------------

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 2 Zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2002-0220 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 10/17/02	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
--	---	--	---

CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 7-17-2002
 Permit # 2002-4573
 CBL# 376-A-005

LOCATION: Lot 1 Millgate Farm METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER Wright Blackett
 TENANT _____ PHONE # _____

							TOTAL EACH FEE				
OUTLETS	40	Receptacles	36	Switches		Smoke Detector	6	82	.20	16.40	
FIXTURES	26	Incandescent		Fluorescent		Strips		26	.20	5.20	
SERVICES		Overhead	X	Underground		TTL AMPS	<800	1	15.00	15.00	
		Overhead		Underground			>800		25.00		
Temporary Service		Overhead		Underground		TTL AMPS			25.00		
									25.00		
METERS	1	(number of)						1	1.00	1.00	
MOTORS		(number of)							2.00		
RESID/COM		Electric units							1.00		
HEATING		oil/gas units		Interior		Exterior			5.00		
APPLIANCES	1	Ranges		Cook Tops		Wall Ovens		1	2.00	2.00	
		Insta-Hot		Water heaters	3	Fans		3	2.00	6.00	
	1	Dryers		Disposals	1	Dishwasher		2	2.00	4.00	
		Compactors		Spa	1	Washing Machine		1	2.00	2.00	
		Others (denote)							2.00		
MISC. (number of)		Air Cond/win							3.00		
		Air Cond/cent				Pools			10.00		
		HVAC		EMS		Thermostat			5.00		
		Signs							10.00		
		Alarms/res							5.00		
		Alarms/com							15.00		
		Heavy Duty(CRKT)							2.00		
		Circus/Carnv.							25.00		
		Alterations							5.00		
		Fire Repairs							15.00		
		E Lights							1.00		
		E Generators							20.00		
PANELS		Service		Remote	1	Main			4.00	4.00	
TRANSFORMER		0-25 Kva							5.00		
		25-200 Kva							8.00		
		Over 200 Kva							10.00		
							TOTAL AMOUNT DUE				
							MINIMUM FEE/COMMERCIAL	45.00	MINIMUM FEE	35.00	55.60

INSPECTION: Will be ready _____ or will call _____

CONTRACTORS NAME AMES ELECTRIC CO. MASTER LIC. # 2336
 ADDRESS P.O. Box 633 PORTLAND LIMITED LIC. # _____
 TELEPHONE 774-0604

SIGNATURE OF CONTRACTOR Alan A. Ames

02-1173

All Purpose 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>LOT #3 FARMHOUSE LANE</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>20,000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>376</u> Block# <u>A</u> Lot# <u>033</u>	Owner: <u>J.S. Wyse Builders Inc.</u> <u>9-Wild Flower Lane - Windham, ME.</u> <u>04062</u>	Telephone: <u>776-5644 - cell</u> <u>893-0857 - office</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>same</u>	Cost of Work: \$ <u>20,000.</u> Fee: \$ Bldg. Fee <u>1423.00</u>
Current use: <u>Vacant</u>	<u>Total</u> <u>1,498.</u>	<u>Site</u> <u>300.00</u> <u>Lot</u> <u>75.00</u>
If the location is currently vacant, what was prior use:	<u>12' x 16' deck</u>	
Approximately how long has it been vacant:	<u>24' x 24' car attached</u>	
Proposed use: <u>New home S/F</u>	<u>28' x 28' + 10' x 24' back L</u>	
Project description:	<u>24' x 24' car attached</u>	
Contractor's name, address & telephone: <u>J.S. Wyse Builders Inc. 9-Wild Flower Lane - Windham, ME.</u>		
Who should we contact when the permit is ready: <u>Contractor -</u>		
Mailing address: <u>9-Wild Flower Lane</u> <u>Windham, ME. 04062</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>893-0857 / 776-5644</u> <u>office cell</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: <u>J. Wyse</u>	Date: <u>10-10-02</u>
--	-----------------------

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

RCUD
10/10/02



Titcomb Associates

Land Surveying
Land Planning

133 Gray Road
Falmouth, Maine 04105-2029
(207) 797-9199
Fax (207) 878-3142

Bath (207) 442-7799
New Gloucester (207) 926-4699

November 25, 2002

Jonathan Reid
Code Enforcement Officer
City of Portland
389 Congress Street
Portland, ME 04101

VIA FAX: (207) 874-8716

re: **Lot 3, Northgate Farms**

Dear Mr. Reid:

This letter will confirm that Titcomb Associates has laid out the building foundation for Lot 3 in Northgate Farm in accordance with the location shown on the development plan prepared by Gorrill-Palmer Consulting Engineers.

The house location is in compliance with the City of Portland Zoning Ordinance and Space and Bulk Requirements. The building location is based on established property pins.

Please let me know if you have any questions.

Sincerely,

David E. Titcomb, PLS
President, Titcomb Associates

Cc: Joe Wyse [Via Fax: (207) 893-0857]

Application ID Number: 2-1173

Delete Review Save Close

Department: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal

Comments: 15-19 Farm House Lane Approval Date: 10/17/2002

Given On Date: 10/15/2002

OK to Issue Permit Name: Marge Schmuckal Date: 10/17/2002 Date 2:

Conditions Section: Add New Condition From Default List Add New Condition Delete Condition
This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
Separate permits shall be required for future decks, sheds, pools, and/or garages.

Create Date: 10/11/2002 By: gad Update Date: 10/17/2002 By: mes

Application ID Number:

2-1173

Delete Review

Save

Close

Department:

Building

Status:

Approved with Conditions

Reviewer:

Jeanine Bourke

Comments:

Approval Date:

11/04/2002

Given On Date:

10/21/2002

OK to Issue Permit

Name:

Jeanine Bourke

Date:

11/04/2002

Date 2:

Conditions Section:

Add New Condition From Default List

Add New Condition

Delete Condition

Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Separate permits are required for any electrical or plumbing work.

Per contractor footer for bearing wall and tally columns will be 24" wide, attic scuttle to be determined on site @ 22x30. 1- joists used for floor systems, dampproofing and anchor bolts 6" oc 1' corners

Create Date:

10/11/2002

By: gad

Update Date:

11/04/2002

By: 99

Applicant: JS Wyse Builders

Date: 10/17/02

Address: Farmhouse Lane H#3

C-B-L: 376-A-053

CHECK-LIST AGAINST ZONING ORDINANCE

#02-1173

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - construct new single family

garage
ex
9' x 24.5'
~~24' x 24'~~
rear deck 12' x 16'
stairs

Sewage Disposal - City

Lot Street Frontage - 50' req - 50' shown

LEO check → Front Yard - 25' req - 25' shown - scaled

Rear Yard - 25' req - 76' scaled

Side Yard - 14' req - 15' & 15' shown

Projections - 2 story left side chimney - rear 12' x 16' Deck - Daylight basement rear bay windows

Width of Lot - 75' req - 82' scaled

Height - 35' MAX - 31' scaled

Lot Area - 6,500 sq ft min - 20,664 sq ft

Lot Coverage/ Impervious Surface - 25% = 5166 sq ft MAX

Area per Family - 6,500 sq ft

Off-street Parking - 2 spaces req - 2 car garage

Loading Bays - N/A

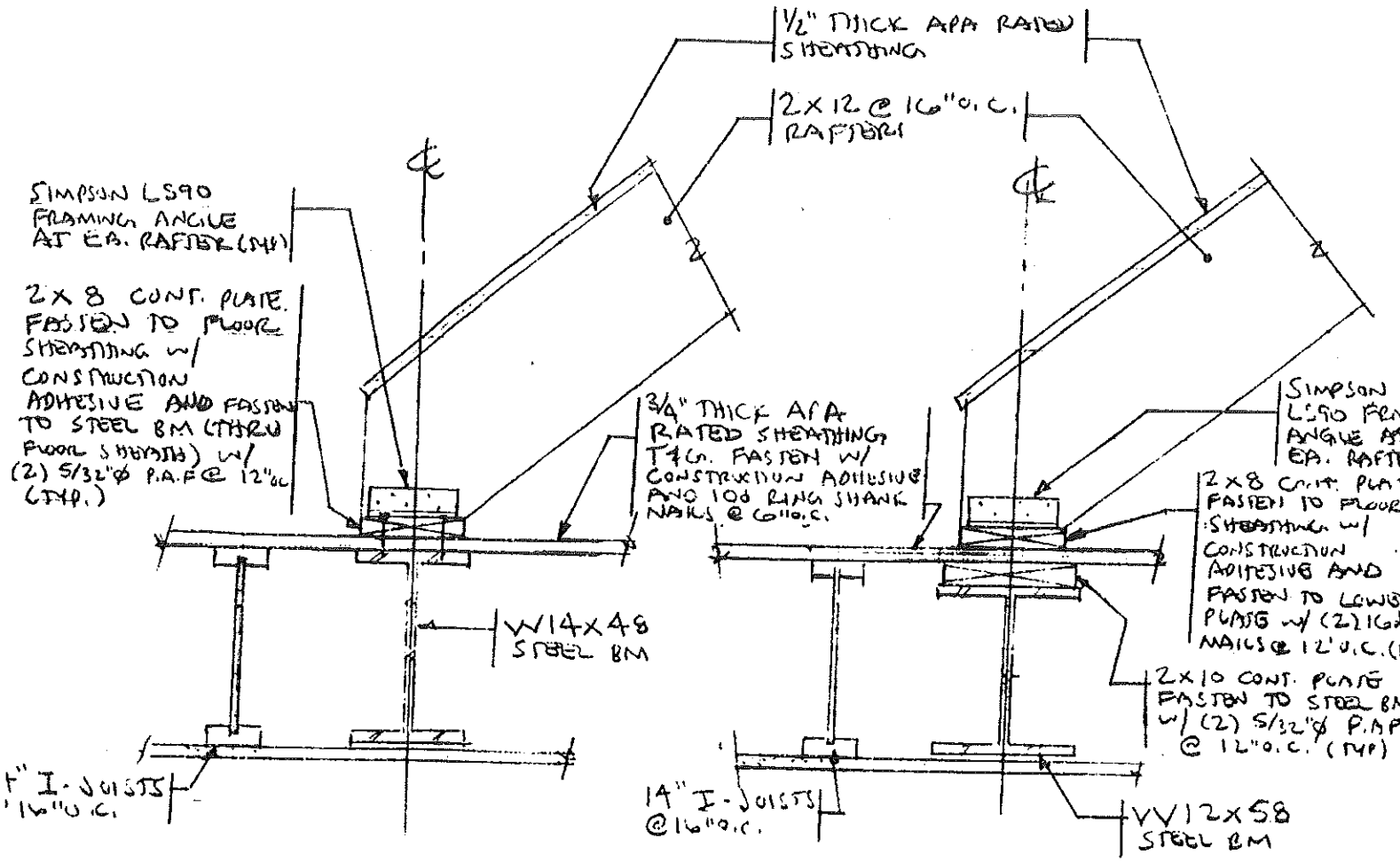
Site Plan - minor/minor # 2002-02209

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 Zone X

32' x 52' = 1664 sq ft
 9' x 24.5' = 216
 rear deck 12' x 16' = 192
 stairs 10' x 4' = 40
 2032 sq ft

Lot # 3 Farmhouse Lane

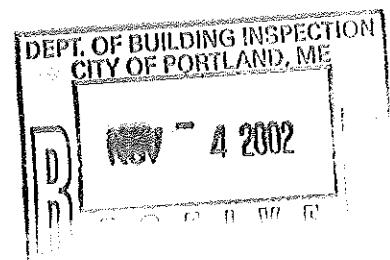


SECTION @ GARAGE BEAM
OPTION I

SECTION @ GARAGE BEAM,
(OPTION II)

NOTES:

- 1) STEEL SHALL BE ASTM A36 STRUCTURAL STEEL.
- 2) DESIGN DIMENSIONS SECONDARY BEAM SUPPORTS BENEATH KNEE WALL SHOWN ON CROSS SECTIONS.
- 3) BEAM SHALL BE SUPPORTED AT BOTH ENDS w/ (5) 2x16 COLUMN BENEATH TOP PLATE OF WALL. HOLD BEAM TIGHT TO RIMBOARD IN PLACE (ie 4" MIN BRG) AND FASTEN BM TO TOP PLATE OF WALL w/ (2) 1/2" x 4" LUGS LAG BOLTS AT BM GA AND 1 1/2" FROM END OF STEEL (IN 7/16" x 11/16").





International Beams Inc.
 565 Pressman St., Suite 101
 Ph: 1-866-457-4063
 Fax: 1-506-457-0879
 intbeams@internationalbeams.com

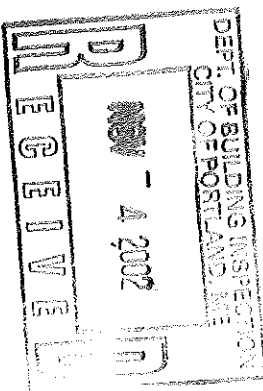
Span Tables

100% Load Duration, 40/10 Loading, Glued and Nailed, L480 Live Load Deflection

Series	Depth	Simple Spans					Multiple Spans			
		12" o/c	16" o/c	19.2" o/c	24" o/c	12" o/c	16" o/c	19.2" o/c	24" o/c	
(2x3)	9 1/4"	18'-0"	16'-4" ∇	15'-5"	14'-3"	19'-6"	17'-10"	16'-6"	14'-9"	
		(2x3)	11 1/4"	18'-11"	17'-9"	16'-6"	22'-9"	20'-7"	21'-6"	19'-3"
(2x4)	14"	27'-1"	24'-6"	23'-3"	21'-4"	29'-7"	26'-11"	25'-0"	20'-0"	

Design Notes:

Spans based on clear span plus 1 3/4"
 Minimum bearing lengths - Exterior = 1 3/4", Interior = 3 1/2"
 Total load deflection is limited to L/240.
 This span table is to be used for uniformly loaded floor joists only.
 Minimum sub-floor requirements for joist spacings up to 19.2" o/c is 5/8" and 3/4" plywood for joists spaced at 24" o/c.
 Spans conform to ANSIAF&PA NDS-1997 and BOCA 1996.



Lot 3 Farmhouse Ln. C154-19

Soil type/Presumptive Load Value (Table 401.4.1)	Component	Plan Reviewer	Inspection/Date/Findings
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	Footing 18" x 8" d Reinforcement shows 20" x 10" d	[Signature]	[Signature]
Foundation Drainage Dampproofing (Section 406)	8" Wall Drains - 10" Sumps	[Signature]	Dampproof Stone OK
Ventilation (Section 409.1) Crawls Space ONLY	[Signature]	[Signature]	Foot in 6 O.C. OK
Anchor Bolts/Straps (Section 403.1.4)	[Signature]	[Signature]	need 24" x 24" OK
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2)) Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	3 1/2" Lally 18" x 8d. 6' Spacing 3-2x12	[Signature]	will be 24" OK
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x10 16 O.C. OR I-Joist	[Signature]	I-Joist Structural tables will be submitted OK

<p>Stairs</p> <p>Number of Stairways</p> <p>Interior</p> <p>Exterior</p> <p>Treads and Risers (Section 314)</p> <p>Width</p> <p>Headroom</p> <p>Guardrails and Handrails (Section 315)</p>	<p>3</p> <p>2</p> <p>1</p> <p>7 1/2" 10 1/8"</p> <p>no details</p>	<p>will submit</p>
<p>Private Garage</p> <p>Section 309 and Section 407 1999 BOCA)</p> <p>Living Space ? (Above or beside)</p> <p>Fire separation</p>	<p>578" 1m w/ceiling</p>	
<p>Fire rating of doors to living space</p> <p>Door Sill elevation (407.5 BOCA)</p>	<p>1 m door</p>	
<p>Egress Windows (Section 310)</p>	<p>32" x 29" Phillips</p>	

Second Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x10 or 9 1/4" I Joist	I Joists w/ Spect	
Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	2x8 Ceiling Joist	TBF 30" x 22"	
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	2x10 rafters 10:12 7:12		
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	3/4" x 1 1/4" LVL Hip main Roof 3/4" x 1 1/2" 1/2" CDX	3/4" x 1 1/4" LVL Hip main Roof 3/4" x 1 1/2" 1/2" CDX	
Fastener Schedule (Table 602.3(1) & (2))	Ledgers		

Roof Covering (Chapter 9)	Architectural Asphalt	
Safety Glazing (Section 308)	W/1715001 2nd shower 2nd shower 2nd ?	2 Temperature
Attic Access (BOCA 1211.1)	?	
Draft Stopping around chimney	Exterior w/ 1" space	
Header Schedule	5 1/2 x 9 1/4 Purlains: 8', 10' 2 - 1 1/2 x 1 1/4 Purlains in Garage	5 1/4 x 9 1/4 in Dorrer ceiling bearing rafters & floor joists
Type of Heating System	?	
Smoke Detectors Location and type/Interconnected	?	Oil: Hot H ₂ O, wood 2 Flue Snakes per code

See Chimney Summary Checklist

**TABLE 1003.1
SUMMARY OF REQUIREMENTS FOR MASONRY FIREPLACES AND CHIMNEYS**

NOTE: This table provides a summary of major requirements for the construction of masonry chimneys and fireplaces. Letter references are to Figure 1003.1, which shows examples of typical construction. This table does not cover all requirements, nor does it cover all aspects of the indicated requirements. For the actual mandatory requirements of the code, see the indicated section of text.			
ITEM	LETTER	REQUIREMENTS	
		Summary	See Section
Hearth and hearth extension thickness	A	4-inch minimum thickness for hearth.	1003.9.1
		2-inch minimum thickness for hearth extension.	1003.9.2
Hearth extension (each side of opening)	B	8 inches for fireplace opening less than 6 square feet.	1003.10
		12 inches for fireplace opening greater than or equal to 6 square feet.	
Hearth extension (front of opening)	C	16 inches for fireplace opening less than 6 square feet.	1003.10
		20 inches for fireplace opening greater than or equal to 6 square feet.	
Hearth and hearth extension reinforcing	D	Reinforced to carry its own weight and all imposed loads.	1003.9
Firebox dimensions	E	20-inch minimum firebox depth.	1003.11
		12-inch minimum firebox depth for Rumford fireplaces.	
Thickness of wall of firebox	F	10 inches solid masonry or 8 inches where firebrick lining is used.	1003.5
Distance from top of opening to throat	G	8 inches minimum.	1003.7
Smoke chamber			
Wall thickness	H	6 inches lined; 8 inches unlined.	1003.8
Dimensions		Not taller than opening width; walls not inclined more than 45 degrees from vertical for prefabricated smoke chamber linings or 30 degrees from vertical for corbeled masonry.	1003.8.1
Chimney vertical reinforcing ^a	I	Four No. 4 full-length bars for chimney up to 40 inches wide. Add two No. 4 bars for each additional 40 inches or fraction of width, or for each additional flue.	1003.3.1
Chimney horizontal reinforcing ^a	J	1/4-inch ties at each 18 inches, and two ties at each bend in vertical steel.	1003.3.2
Fireplace lintel	K	Noncombustible material with 4-inch load-bearing length of each side of opening.	1003.7
Chimney walls with flue lining	L	4-inch-thick solid masonry with liner.	1001.7;
		1/2-inch grout or airspace between liner and wall.	1001.9
Effective flue area (based on area of fireplace opening and chimney)	M	See Section 1001.12.	1001.12
Clearances			
From chimney	N	2 inches interior, 1 inch exterior.	1001.15
From fireplace		2 inches front, back or sides.	1003.12
Combustible trim or materials		6 inches from opening.	1003.13
Above roof		3 feet above roof penetration, 2 feet above part of structure within 10 feet.	1001.6
Anchorage ^a			
Strap	O	3/16 inch by 1 inch.	1003.4
Number		Two.	
Embedment into chimney		12 inches hooked around outer bar with 6-inch extension.	
Fasten to		Four joists.	
Bolts	Two 1/2-inch diameter.		
Footing			
Thickness	P	12-inch minimum.	1003.2
Width		6 inches each side of fireplace wall.	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 degree = 0.01745 rad.

^a Required only in Seismic Zones 3 and 4.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Building Copy**

2002-0220
Application I. D. Number
10/15/2002
Application Date
Lot # 3 Farmouse Lane
Project Name/Description

J S Wyse Builders Inc
Applicant
9 Wildflower Ln, Windham , ME 04092
Applicant's Mailing Address
J.S. Wyse Builders
Consultant/Agent
Agent Ph: 893-0857 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Farm House Ln , Portland, Maine
Address of Proposed Site
376 A053001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

Proposed Building square Feet or # of Units 20,000 Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 10/15/2002

Building Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

ATT: Gail

City of Portland

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that C. G. B. Properties, LLC, of Portland, County of Cumberland, State of Maine, for consideration paid, GRANTS to J. S. Wyse Builders, Inc. whose mailing address is 9 Wildflower Lane, Windham, Maine 04092 WITH WARRANTY COVENANTS, the land in Portland, County of Cumberland, State of Maine, more particularly described as follows:

A certain lot or parcel of land, with all appurtenances thereto, situated on the northwesterly side of Allen Avenue, but not adjacent thereto, and being more particularly described and shown as Lot 3 on a Subdivision Plan for Northgate Farms Subdivision, prepared by Northeast Civil Solutions, Inc., and recorded on October 31, 2001, at Plan Book 201, Page 450 of the Cumberland County Registry of Deeds; and being a portion of the lands and premises conveyed to said Audet Land Company, LLC by Quitclaim Deed of Wilfred J. Audet, Jr., dated July 17, 2001, of record in Book 16545, Page 1 of the Cumberland County Registry of Deeds.

BEING the same premises conveyed of the Grantor herein by Deed of the Audet Land Company, LLC dated November 26, 2001 and recorded in the Cumberland County Registry of Deeds in Book 17064, Page 293.

Also, two certain lots or parcels of land, with all appurtenances thereto, situated on the northwesterly side of Allen Avenue, but not adjacent thereto, and being more particularly described and shown as Lot 4 and Lot 5 on a Subdivision Plan for Northgate Farms Subdivision (the "Plan"), prepared by Northeast Civil Solutions, Inc., and recorded in Plan Book 201, Page 450 of the Cumberland County Registry of Deeds; and being a portion of the lands and premises conveyed to said Audet Land Company, LLC by Quitclaim Deed of Wilfred J. Audet, Jr., dated July 17, 2001, of record in Book 16545, Page 1 of the Cumberland County Registry of Deeds.

Said premises are conveyed subject to the benefits and the burdens of the terms of the subdivision permits issued by the City of Portland Planning Board for the Northgate Farms Subdivision, and are subject to all easements and restrictions set forth on the Plan, including, without limitation, the following:

- A. Lot 5 is subject to the restriction set forth in Note 14 on the Plan that Lot 5 may only be accessed from Farm House Lane; and
- B. Lot 4 is subject to a 15 foot wide drainage easement along the southerly sideline of Lot 4, as shown on the Plan

BEING the same premises conveyed of the Grantor herein by the Audet Land Company, LLC in a Deed dated February 15, 2002 and recorded in the Cumberland County Registry of Deeds in Book 17380, Page 91.

WITNESS my hand and seal this ^{15th} day of July, 2002.

Joseph R. Mazzotta
Witness

C. G. B. Properties, LLC

By: Dwight Brackett
Its Sole Member

STATE OF MAINE
CUMBERLAND, ss.

July 15, 2002

Personally appeared the above-named, Dwight Brackett, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of C. G. B. Properties, LLC.

Before me,

Joseph R. Mazzotta
Attorney at Law/Notary Public
Printed Name: Joseph R. Mazzotta;

RECEIVED
RECORDED REGISTRY OF DEEDS

2002 JUL 15 PM 1:52

CUMBERLAND COUNTY

John B. O'Brien


SPACE AND BULK REQUIREMENTS – R-3 ZONE

MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD*	
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.
MINIMUM LOT WIDTH:	75 FT.

* 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.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design:	DER	Date:	JULY 2002
Draft:	SGB	Job No.:	616-1
Checked:	AMP	Scale:	NTS
File Name: 616-1-SP.dwg			

	Gorrill-Palmer Consulting Engineers, Inc. <i>Traffic and Civil Engineering Services</i>
	PO Box 1237, 15 Shaker Road Gray, ME 04039 207-657-6910

Drawing Name:	Space & Bulk Requirements
Project:	NORTHGATE FARMS, PORTLAND

Figure No.	1
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DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

PERMIT ISSUED
 NOV - 14 2002
 Permit Number: 021173
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BUILDING SECTION

PERMIT

This is to certify that J S Wyse Builders Inc /J.S. Wyse Builders
 has permission to Construct a 28' x 28' NEW Single Family 24' x 24' Attached Garage & 12' x 16' Deck
 AT 15-19 Farm House Ln - Lot # 3 Call 376 A053001

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work in permit in progress before this building or part thereof is occupied or closed-in. **48 HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
 Health Dept. _____
 Appeal Board _____
 Other _____
Department Name

Jeanie Bonke 11/4/02
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

JD **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

JD **Footing/Building Location Inspection:** Prior to pouring concrete

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

JD **Foundation Inspection:** Prior to placing ANY backfill

JD **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

JD **Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

JD **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

JD **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]
Signature of applicant/designee

11-4-02
Date

[Signature]
Signature of Inspections Official

11/4/02
Date

CBL: 376-A-53 Building Permit #: 02-1173

- 11/24/02 Footing inspection. Surveyor just left. Titcomb Assoc.
will supply letter of compliance. OK to proceed JB
- 11/26/02 Backfill inspection - Not Ready JB
- 11/25/02 See letter submitted by Titcomb JB
- 12/02/02 Backfill - Top, Fabric - Footing ok to proceed JB
- 2/9/04 JB Case - w/Gr w/see / discussed finished
Mad-Rise requirements w/Gr - Case ok
Xcept for Chering sent in Feb @ w/Gr

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

DRC Copy

2002-0220 Application I. D. Number
10/15/2002 Application Date

Lot # 3 Farmouse Lane
Project Name/Description

19 - 19 Farm House Ln, Portland, Maine
Address of Proposed Site
376 A053001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

Proposed Building square Feet or # of Units _____
Average of Site _____
Zoning _____

Check Review Required:

- Site Plan
- Subdivision
- # of lots
- Flood Hazard
- Shoreland
- Historic Preservation
- Zoning Conditional
- Zoning Variance
- Use (ZBA/PB)
- 14-403 Streets Review
- DEP Local Certification
- Other _____

DRC Approval Status:

Approved w/Conditions
 Approved
 Denied

Reviewer: Jay Reynolds

Revised Plans for Zoning + Inspections Attached

Additional Sheets Attached

Approval Date: 11/06/2002
Condition Compliance

Approval Expiration: 11/06/2003

Extension to: 11/06/2002

signature: Jay Reynolds

date: 11/06/2002

Performance Guarantee

Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted

Inspection Fee Paid

Building Permit Issue

Performance Guarantee Reduced

Temporary Certificate of Occupancy

Final Inspection

Certificate Of Occupancy

Performance Guarantee Released

Defect Guarantee Submitted

Defect Guarantee Released

date

signature

submitted date

amount

expiration date

date

signature

date

signature

date

Conditions (See Attached)

remaining balance

signature

expiration date

date

amount

date

amount

expiration date

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

2002-0220

Application I. D. Number

10/15/2002

Application Date

Lot # 3 Farnouse Lane

Project Name/Description

19 - 19 Farm House Ln, Portland, Maine

Address of Proposed Site

376 A053001

Assessor's Reference: Chart-Block-Lot

J S Wyse Builders Inc

Applicant

9 Wildflower Ln, Windham , ME 04092

Applicants Mailing Address

J.S. Wyse Builders

Consultant/Agent

Agent Ph: 893-0857

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Approval Conditions of DRC

1 FINAL GRADING SHALL BE DONE IN ACCORDANCE WITH THE APPROVED SITE PLAN, TO ALLOW DRAINAGE IN THE FRONT YARD TO BE DIRECTED TOWARDS FARM HOUSE LANE.

2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

3 Your new street address is now #19 FARM HOUSE LANE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822.The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

6 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

7 The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

01 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.