

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

**PERMIT ISSUED**

Permit No: 02-089	Issue Date: OCT 2 2002	CBI: 376 A054001
----------------------	---------------------------	---------------------

Location of Construction: Farm House Ln Lot #4	Owner Name: Cgb Properties Llc	Owner Address: 87 Country Ln	Phone: CITY OF PORTLAND
Business Name:	Contractor Name: J.S. Wyse Builders	Contractor Address: 9 Wild Flower Lane Windham	Phone: 2078930857
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: Vacant Lot	Proposed Use: Vacant Lot	Permit Fee: \$1,623.00	Cost of Work: \$175,000.00	CEO District: Subdiviso
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R-3 Type: SB BOCA 1999		

Proposed Project Description:  
 Construct New 26' x 32' Single Family w/24'x22' Attached Garage

Signature: \_\_\_\_\_ Date: 10/2/02

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gad	Date Applied For: 08/07/2002	<b>Zoning Approval</b>
-------------------------	---------------------------------	------------------------

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 NA <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 2 Zoned <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2002-0176 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>	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	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: 9/23/02	Date: _____	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 11/7/02  
 Permit # 2002-4940  
 CBL# 376A054

LOCATION: lot #3 Northgate Farms METER MAKE & # \_\_\_\_\_  
 CMP ACCOUNT # \_\_\_\_\_ OWNER \_\_\_\_\_  
 TENANT \_\_\_\_\_ PHONE # \_\_\_\_\_

							TOTAL EACH FEE		
OUTLETS	<u>120</u>	Receptacles	<u>65</u>	Switches	<u>7</u>	Smoke Detector		.20	<u>38.40</u>
FIXTURES	<u>25</u>	Incandescent		Fluorescent		Strips		.20	<u>5.00</u>
SERVICES		Overhead	<u>200m</u>	Underground		TTL AMPS	<800	15.00	<u>15.00</u>
		Overhead		Underground			>800	25.00	
Temporary Service		Overhead		Underground		TTL AMPS		25.00	
							25.00		
METERS	<u>1</u>	(number of)						1.00	<u>1.00</u>
MOTORS		(number of)						2.00	
RESID/COM		Electric units						1.00	
HEATING		oil/gas units		Interior		Exterior		5.00	
APPLIANCES	<input checked="" type="checkbox"/>	Ranges		Cook Tops		Wall Ovens		2.00	<u>2.00</u>
		Insta-Hot		Water heaters		Fans		2.00	
	<input checked="" type="checkbox"/>	Dryers		Disposals	<input checked="" type="checkbox"/>	Dishwasher		2.00	<u>4.00</u>
		Compactors		Spa	<input checked="" type="checkbox"/>	Washing Machine		2.00	<u>2.00</u>
		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		Main		4.00	
TRANSFORMER		0-25 Kva						5.00	
		25-200 Kva						8.00	
		Over 200 Kva						10.00	
							TOTAL AMOUNT DUE		<u>67.40</u>
							MINIMUM FEE/COMMERCIAL 45.00	MINIMUM FEE 35.00	

CONTRACTORS NAME Keith Thwalle MASTER LIC. # \_\_\_\_\_  
 ADDRESS 105 Pierce St Westbrook LIMITED LIC. # Lm50016789  
 TELEPHONE 857-9107 cell 650-7207

SIGNATURE OF CONTRACTOR \_\_\_\_\_



*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 7, 2002

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

**VIA FAX: (207) 874-8716**

re: **Lot 4, Northgate Farms**

Dear Mr. Reid:

This letter will confirm that Titcomb Associates has laid out the building foundation for Lot 4 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.

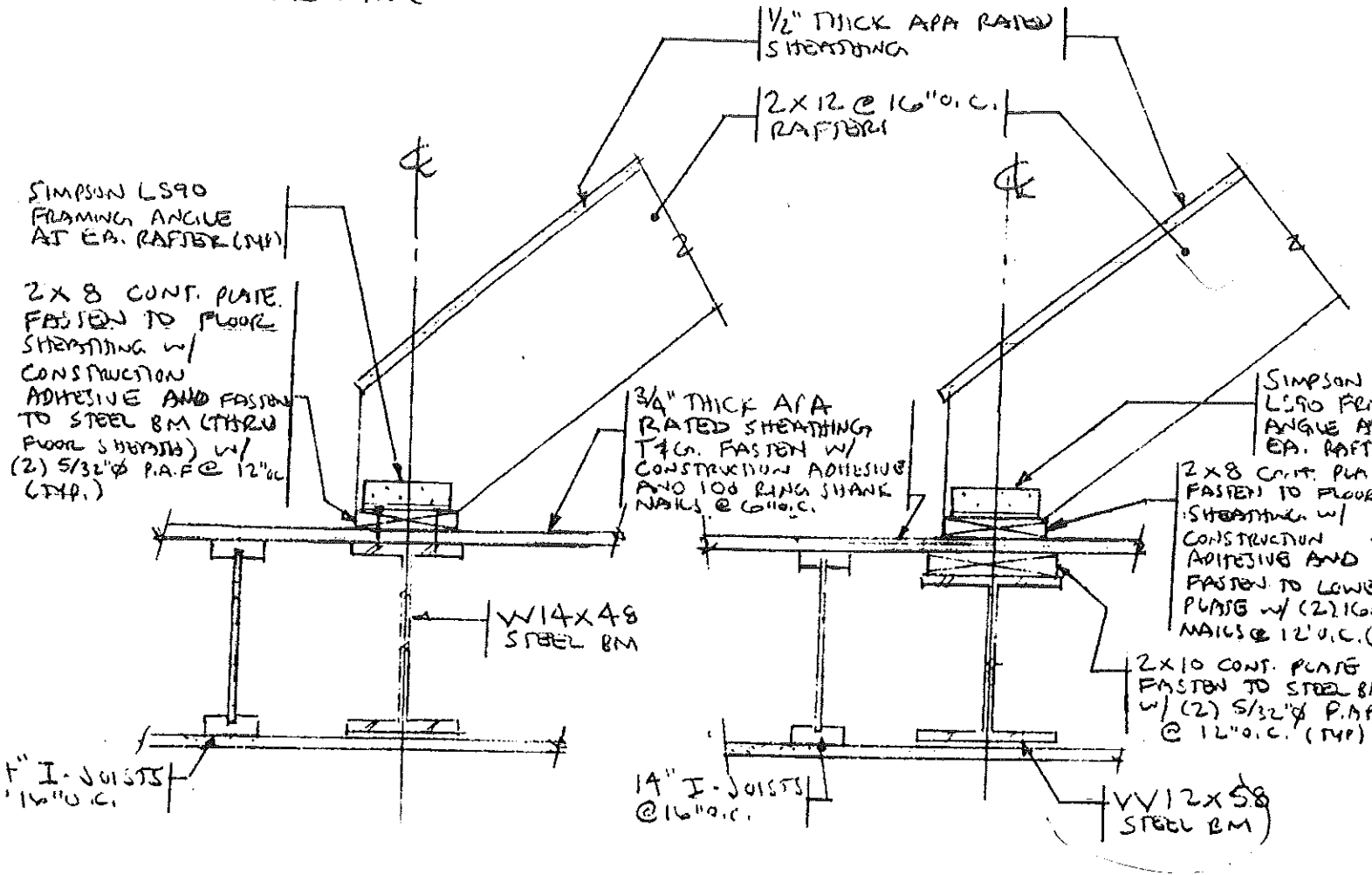
Please let me know if you have any questions.

Sincerely,

David E. Titcomb, PLS  
President, Titcomb Associates

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

Lot #4 Farmhouse Lane

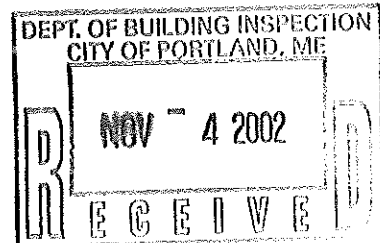


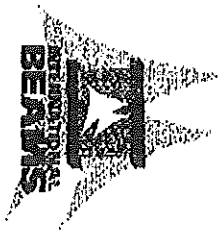
SECTION @ GARAGE BEAM  
OPTION I

SECTION @ GARAGE BEAM,  
(OPTION II)

NOTES:

- 1) STEEL SHALL BE ASTM A36 STRUCTURAL STEEL.
- 2) DESIGN ELIMINATES SECONDARY BEAM SUPPORT BENEATH KNEE WALL SHOWN ON CROSS SECTIONS.
- 3) BEAM SHALL BE SUPPORTED AT BOTH ENDS w/ (5) 2x6 COLUMN BENEATH TOP PLATE OF WALL. HOLD BEAM TIGHT TO RIMBOARD IN FLOOR (ie 4" MIN BRG) AND FASTEN BM TO TOP PLATE OF WALL w/ (2) 1/2" x 4" LONG LAG BOLTS AT BM GA AND 1 1/2" FROM END OF STEEL (IN 9/16" x 1111).





**International Beams Inc.**  
 565 Pheasant St., Suite 101  
 Phe. 1-866-457-4043  
 FX: 1-906-457-0879  
 mcassie@internationalbeams.com

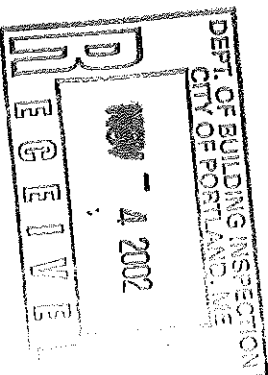
**Span Tables**

100% Load Duration, 40/10 Loading, Glued and Nailed, L/480 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)	20'-9"	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 ANSIA/F&PA NDS-1997 and BOCA 1996.



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

2002-0160  
Application I. D. Number  
  
07/18/2002  
Application Date  
  
Farm House Lane, lot 4 FILL PERMIT  
Project Name/Description

J.S. Wyse Builders, Inc.  
Applicant  
9 Wild Flower Lane, Windham, ME 04062  
Applicant's Mailing Address  
Joe Wyse  
Consultant/Agent  
Applicant Ph: (207) 893-0857 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

15 - 15 Farm House Ln , Portland, Maine  
Address of Proposed Site  
376 A054001  
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) Fill Permit

Proposed Building square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ Zoning \_\_\_\_\_

**Check Review Required:**

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

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date \_\_\_\_\_

**DRC Comments**

**APPLICANT APPLIED FOR BUILDING PERMIT SHORTLY AFTER APPLYING FOR THE FILL PERMIT.  
THIS APPLICATION IS VOID/ NOT APPLICABLE**

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	_____	_____	_____
	date	Conditions (See Attached)	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	

Applicant: **CEB Properties LLC** Date: 8/9/02

Address: # **15 FarmHouse LN (lot # 4)** C-B-L: 376-A-54

CHECK-LIST AGAINST ZONING ORDINANCE

Date - **NEW** #02-0891

Zone Location - **R-3 subdivision**

Interior or corner lot -

Proposed Use/Work - **construct New 26' x 32' single fam with attached 22' x 24' garage**

Sewage Disposal - **city**

**12' x 12' rear deck**

Lot Street Frontage - **50' req - 58' shown**

Front Yard - **25' min req - ~~35'~~ 26' shown**

Rear Yard - **25' min req - 25' + shown**

DAYLIGHT BASEMENT

Side Yard - **14' req - 16.5' & 15.5' shown**

Projections - **12' x 12' rear deck**

Width of Lot - **75' min 87' shown**

Height - **35' MAX - 32' to lowest point in rear**

Lot Area - **6,500<sup>#</sup> 18,781<sup>#</sup> given**

Lot Coverage/Impervious Surface - **25% MAX cov. 74695.25<sup>#</sup> MAX**

Area per Family - **6,500<sup>#</sup>**

Off-street Parking - **2 req - 2 c**

Loading Bays - **N/A**

Site Plan - **minor/minor**

Shoreland Zoning/Stream Protection - **# 2002-0176 N/A**

Flood Plains - **Panel 2 - 2eX**

$26 \times 32 = 832$   
 $22 \times 24 = 528$   
 $12 \times 12 = 144$   
**1504<sup>#</sup>**

**DAYLIGHT BASEMENT SHOWN**

10/24/03 Setback/Feetings inspection. Met on site w/ Joe Wise. all pins present. OK to pour. Joe will provide documentation from surveyor. in

11/7/02 - Backfill - damp proofing, drain tile + fabric in - D/C to proceed.

1/21/03 - Close Dr. Stair garage to him. Trade 10/3/8 & 11/7/8 NOT  
pieces of 6 1/2, 6  
Allen (stair to 1st floor 6" x 6")  
103 & 104 5" x 8"  
See all  
Parkerstein  
See all

2/20/03 Checked clearances on fireplace  
OK to close now  
on front chimney -  
documented below drawings  
People out on stairs will work depending  
on front chimney -  
documented below drawings

4/2/03 Final inspection. All set for c/c. However, need  
memo from Guy Reynolds for issuance of c/c's for



Application ID Number: 2-0891

Delete Review Save Close

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

Comments: 15 Farm House Lane Approval Date: 09/23/2002

Given On Date: 08/09/2002

OK to Issue Permit Name: Marge Schmuckal Date: 09/23/2002 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. Based upon the site plan submitted 9/23/02

Separate permits shall be required for future decks, sheds, pools, and/or garages. This permit is approved with a 12' x 12' deck on the rear.

This approval is showing a daylight basement at the rear of this building. Any changes to this situation will require a building permit amendment.

Create Date: 08/08/2002 By: gad Update Date: 09/23/2002 By: mes

Application ID Number:

Department:  Status:  Reviewer:

Comments:  Approval Date:

Given On Date:

OK to Issue Permit Name:  Date:  Date 2:

Conditions Section:

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.

Chimney disclosure given to contractor. Exact details to be determined on # of flues & type.

Specs to be submitted for parclams and Ms

Create Date:  By:  Update Date:  By:

CBCL: 376-A-574 # 020891

13 Farmhouse Ln.

10/1/02 per contractor

Soil type/Presumptive Load Value (Table 401.4.1)	TEST	Plan Reviewer	Inspection/Date/Findings
<b>STRUCTURAL</b>			
Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)			
	based on what		Some ledger.
Foundation Drainage Dampproofing (Section 406)	OK 4' @ 8" Drainage OK on elevation.		10x18" Central 8" wall
Ventilation (Section 409.1) Crawls Space ONLY	OK		
AnchorBolts/Straps (Section 403.1.4)	3/2 spacing 6' O.C. 1" COI NERS		Upgrade to 3-2x12 OK
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	5'11" 3-2x12 @ 28' = 53" max 6'0" 2' x 2' x 12" 6'0"		
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))			
Sill/Band Joist Type & Dimesions	2 X 10		
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2 X 10 @ 12" O.C. OK 2 X 10 @ 16" O.C. <del>2 members on ledger</del>		

Second Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	Will submit spec 2x10 @ 12" O.C 2x10 @ 16" O.C 14" I Joist Garage @ 24" Spacing Columns 2x8 & 2x6	? (Steel) 2x11x22 steel beam Garage <del>2x8 Joists</del> 7'7" max No steel (Knee walls & rafter beams)
Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	2x12 Ridge 2x10 Rafters 2x8 rafters down	
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	2x10 Rafters 2x8 rafters down	
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	Floor 3/4" T+G 1/2" Ply <del>sheathing</del> Ledger on Girder	
Fastener Schedule (Table 602.3(1) & (2))		

No Deck Framing

will submit

Stairs		
Number of Stairways	3	
Interior	2	
Exterior	1	
Treads and Risers (Section 314)	7 1/8"	Treads? min. 10" tread
Width	Switchback 7' for both	will submit
Headroom		6' 8"
Guardrails and Handrails (Section 315)	?	Handrail 34" <del>to</del> 35" returned ends
<b>Private Garage</b> Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside)	5/8 TYPE X walls/ceiling	OK
Fire separation		
Fire rating of doors to living space	1 hr doors	OK
Door Sill elevation (407.5 BOCA)	(frames)	
Egress Windows (Section 310)	204's Garage 3224 house - Malta Phillips	NOT in Garage (above)

Roof Covering (Chapter 9)	Asphalt	
Safety Glazing (Section 308)	2nd Fl Bathroom windows (2)	both
Attic Access (BOCA 1211.1)	In Garage - verify	To be held determine @ 22 x 30"
Draft Stopping around chimney	Exterior - needs insert permit (Goa)	Field determined may be 2 flues wood/oil
Header Schedule	3-2x12 @ 9'6" <del>at</del> <del>max</del>	
Type of Heating System		To be determined - chimney
Smoke Detectors	? A	All BR - Protecting each level
Location and type/Interconnected		All Fault Interconnected

See Chimney Summary Checklist

? Extender 1'

3' above

# J. S. Wyse Builders Inc.

*Fine Homebuilders*

October 2, 2002

To: City of Portland, Me.- Building Codes and Inspections  
ATT: Jeanie

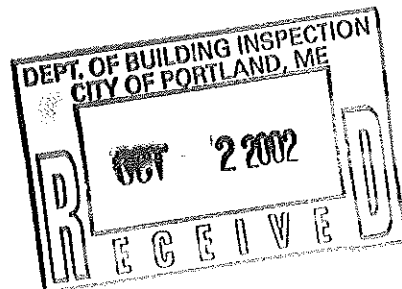
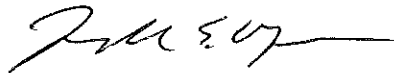
From: Joe Wyse

RE: Lot #4 Farmhouse Lane, ( New Construction)

Dear Jeanie, as per our phone conversation on Oct. 1, 2002 I have made the following notes for construction.

- a. Enclosed you will find a deck plan for the rear of the home.
- b. Foundation footings to be 10"x 20"—3500 P.S.I.
- c. Main beam in basement to be 2 x 12 with ledger
- d. Lally Colum spacing to be 6'-4" ctr to ctr
- e. Tempered glass in the upstairs bathroom windows
- f. A 30" x 22" attic acces- Area to be determined by builder before close in.
- g. I will supply a structural engineers note for the I-joist and beams in the garage floor system that you have requested. I will have this for you before your framing inspection.

Thank-you  
Joseph S. Wyse



# J. S. Wyse Builders Inc.

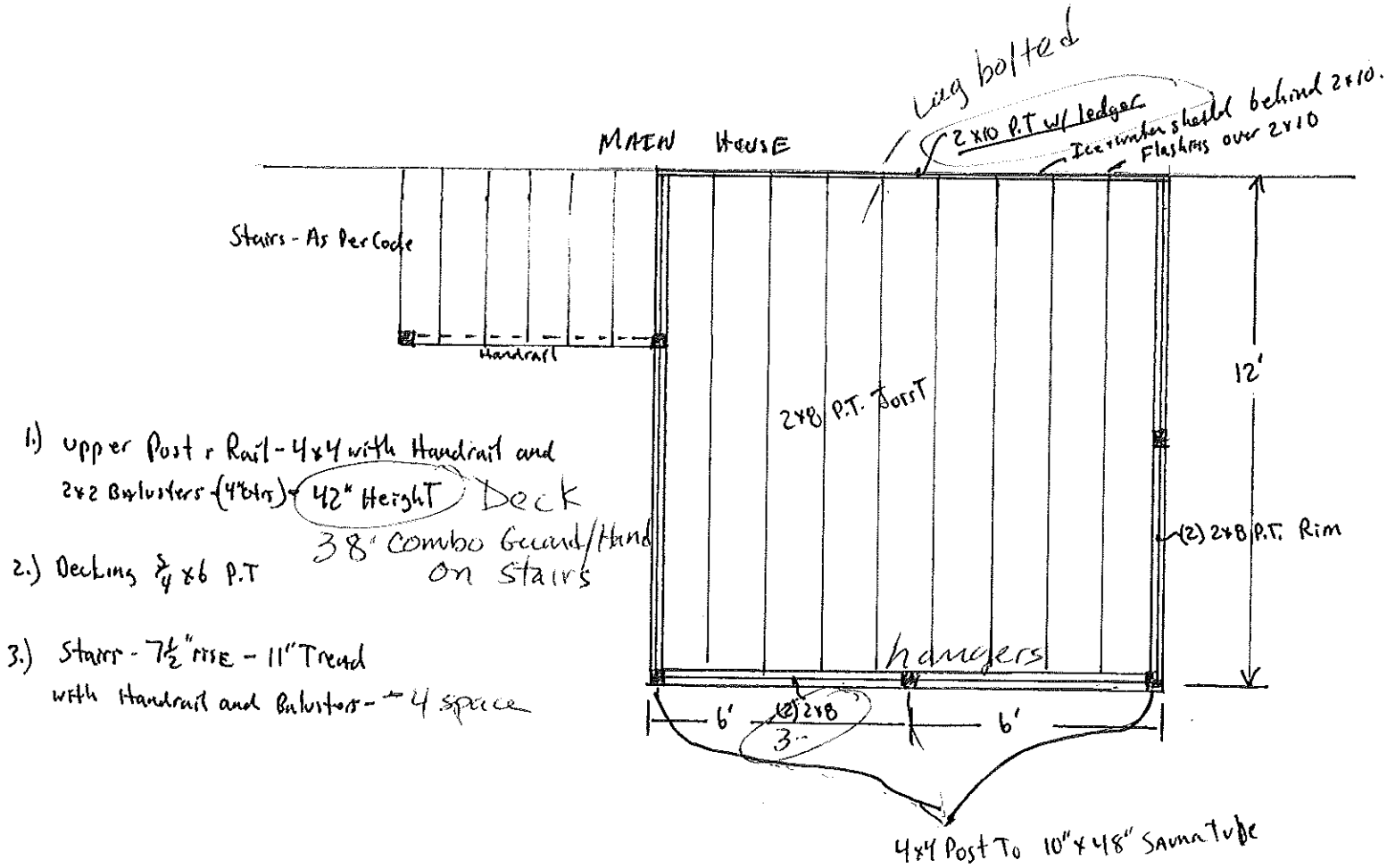
Fine Homebuilders

10-2-02

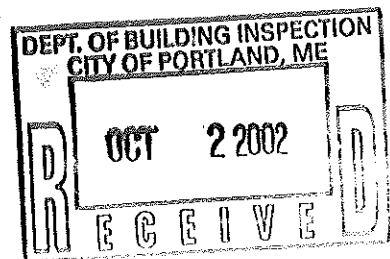
Att: Jeanne - City of Portland

From: JOE WYSE

RE: LOT #4 - Farmhouse Lane  
Deck Plan - specs



- 1.) upper Post & Rail - 4x4 with Handrail and 2x2 Balusters (4" dia) - 42" Height Deck
- 2.) Decking 5/4 x 6 P.T. 38" Combo Guard/Hand on Stairs
- 3.) Stairs - 7 1/2" rise - 11" Tread with Handrail and Balusters - 4 space





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

<b>NOTE:</b> 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	H	6 inches lined; 8 inches unlined.	1003.8		
Wall thickness					
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 <sup>a</sup>	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 <sup>a</sup>	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	N	2 inches interior, 1 inch exterior.	1001.15		
From chimney					
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 <sup>a</sup>	O	3/16 inch by 1 inch.	1003.4		
Strap					
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	P	12-inch minimum.	1003.2		
Thickness					
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 m<sup>2</sup>, 1 degree = 0.01745 rad.

<sup>a</sup> Required only in Seismic Zones 3 and 4.

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

2002-0170  
Application I. D. Number  
08/07/2002  
Application Date  
Farmhouse Lane  
Project Name/Description

J.S. Wyse Builders, Inc.  
Applicant  
9 Wild Flower Lane, Windham, ME 04062  
Applicant's Mailing Address

Farm House Ln , Portland, Maine  
Address of Proposed Site  
376 A054001  
Assessor's Reference: Chart-Block-Lot

Consultant/Agent  
Applicant Ph: (207) 893-0857 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

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

Proposed Building square Feet or # of Units 18,781 Acreage of Site \_\_\_\_\_ Zoning \_\_\_\_\_

**Check Review Required:**

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

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 08/08/2002

**Building Approval Status:**

- 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

- Performance Guarantee Accepted \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_
- Inspection Fee Paid \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_
- Building Permit Issue \_\_\_\_\_ date \_\_\_\_\_
- Performance Guarantee Reduced \_\_\_\_\_ date \_\_\_\_\_ remaining balance \_\_\_\_\_ signature \_\_\_\_\_
- Temporary Certificate of Occupancy \_\_\_\_\_ date \_\_\_\_\_  Conditions (See Attached) \_\_\_\_\_ expiration date \_\_\_\_\_
- Final Inspection \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
- Certificate Of Occupancy \_\_\_\_\_ date \_\_\_\_\_
- Performance Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
- Defect Guarantee Submitted \_\_\_\_\_ submitted date \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_
- Defect Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_

~~2002-0160~~ 02089A  
Site Plan 2002-0170

## 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 #4 Farmhouse Lane - Northgate Farms</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>18,781</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>376</u> Block# <u>A</u> Lot# <u>54</u>	Owner: <u>J.S. WYSE Builders Inc</u> <u>9 Wild Flower Lane - Windham ME</u>	Telephone: <u>893-0857</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>SAME</u>	Cost Of Work: \$ <u>175,000.</u> Fee: \$ <u>Bldg. Fee 1,248.00</u> <u>Site Fee 300.00</u> <u>Copy 15.00</u> <u>Total 1,623.00</u>
Current use: <u>Vacant lot</u>	If the location is currently vacant, what was prior use: <u>raw land</u>	
Approximately how long has it been vacant: <u>unknown</u>	Proposed use: <u>Single family Residential Home</u>	
Project description: <u>26' x 33'</u>	<u>10' x 24' jog attached 2 car garage 24' x 22'</u> <u>12' x 12' deck</u>	
Contractor's name, address & telephone: <u>J.S. WYSE Builders Inc. - 893-0857</u>		
Who should we contact when the permit is ready: <u>Joe Wyse</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. <b>PHONE: 893-0857</b>		

**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>Joe Wyse</u>	Date: <u>Aug - 7 - 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 4<sup>th</sup> floor of City Hall

**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.

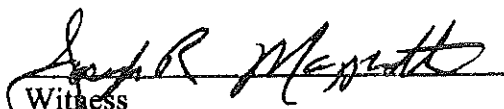
Also, two certain lots or parcels of land, with all appurtenances thereto, situated on the northwesterly side of Allen Avenue, but not adjacent thereto, and being more particularly described and shown as Lot 4 and Lot 5 on a Subdivision Plan for Northgate Farms Subdivision (the "Plan"), prepared by Northeast 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 <sup>15<sup>th</sup></sup> day of July, 2002.

  
Witness

C. G. B. Properties, LLC

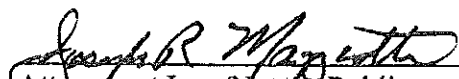
By:   
Its Sole Member

STATE OF MAINE  
CUMBERLAND, ss.

July 15<sup>th</sup>, 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,

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

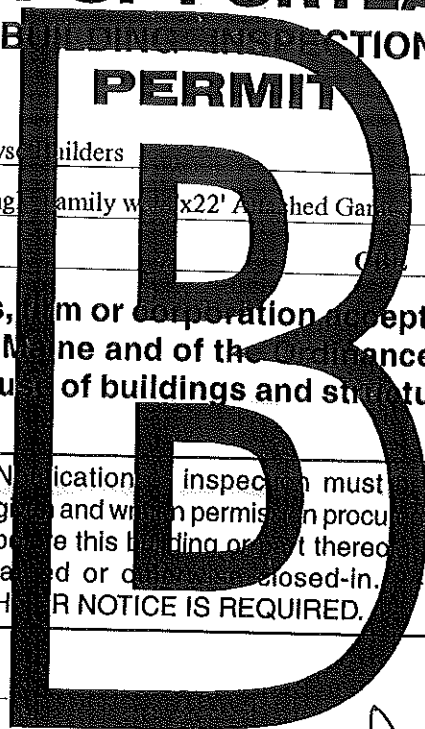
PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

OCT 2 2002  
Permit Number: 020891  
CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT



This is to certify that Cgb Properties Llc /J.S. Wyse Builders  
has permission to Construct New 26' x 32' Single family w/ 22' Attached Garage  
AT 13 Farm House Ln Lot # 4 376 A054001

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 written permission procured before this building or part thereof is started or closed-in. HEAVY 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 Bouke* 10/2/02  
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.

JB **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.

- JP **Footing/Building Location Inspection:** Prior to pouring concrete
- NH **Re-Bar Schedule Inspection:** Prior to pouring concrete
- JP **Foundation Inspection:** Prior to placing ANY backfill
- JP **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- JP **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

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

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

[Signature]  
Signature of applicant/designee

10-2-02  
Date

[Signature]  
Signature of Inspections Official

10/2/02  
Date

CBL: 376-A-54 Building Permit # 020891

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

2002-0170  
Application I. D. Number  
  
08/07/2002  
Application Date

**J.S. Wyse Builders, Inc.**  
Applicant  
**9 Wild Flower Lane, Windham, ME 04062**  
Applicant's Mailing Address

**Farmhouse Lane**  
Project Name/Description

**15 - 15 Farm House Ln , Portland, Maine**

Address of Proposed Site

376 A054001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 893-0857 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

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

18,781

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

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

Fees Paid: Site Plan \$50.00 Subdivision Engineer Review \$250.00 Date 08/08/2002

**DRC Approval Status:**

Reviewer **Jay Reynolds**

- Approved
- Approved w/Conditions See Attached
- Denied

*2 Revised Sets Attached*

Approval Date **09/04/2002** Approval Expiration 09/04/2003 Extension to  Additional Sheets Attached

Condition Compliance      **Jay Reynolds**      09/04/2002  
signature      date

Performance Guarantee  Required\*  Not Required

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

- Performance Guarantee Accepted      date      amount      expiration date
- Inspection Fee Paid      date      amount
- Building Permit Issue      date
- Performance Guarantee Reduced      date      remaining balance      signature
- Temporary Certificate of Occupancy      date      Conditions (See Attached)      expiration date
- Final Inspection      date      signature
- Certificate Of Occupancy      date
- Performance Guarantee Released      date      signature
- Defect Guarantee Submitted      submitted date      amount      expiration date
- Defect Guarantee Released      date      signature



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

2002-0170  
Application I. D. Number

J.S. Wyse Builders, Inc.

Applicant

08/07/2002

Application Date

9 Wild Flower Lane, Windham, ME 04062

Applicant's Mailing Address

Farmhouse Lane

Project Name/Description

15 - 15 Farm House Ln , Portland, Maine

Address of Proposed Site

376 A054001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 893-0857

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

**Approval Conditions of DRC**

- 1 Grading does not match the proposed grading on the subdivision plans. This is acceptable, being that the intent and overall drainage flow directions are not changing.
- 2 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.
- 3 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.
- 4 Your new street address is now 15 FARM HOUSE LANE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 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.
- 6 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.
- 7 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.
- 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.


## 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. Traffic and Civil Engineering Services
	PO Box 1237, 15 Shaker Road Gray, ME 04039 207-657-6910

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

Figure No.	1
------------	---

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

2002-0170  
Application I. D. Number  
  
08/07/2002  
Application Date  
  
Farmhouse Lane  
Project Name/Description

J.S. Wyse Builders, Inc.  
Applicant  
9 Wild Flower Lane, Windham, ME 04062  
Applicant's Mailing Address

Farm House Ln , Portland, Maine  
Address of Proposed Site  
376 A054001  
Assessor's Reference: Chart-Block-Lot

Consultant/Agent  
Applicant Ph: (207) 893-0857 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

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

18,781  
Proposed Building square Feet or # of Units      Acreage of Site      Zoning

**Check Review Required:**

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

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 08/08/2002

**Zoning 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	_____ date _____	<input type="checkbox"/> Conditions (See Attached)	_____ 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 _____	

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

2002-0170  
Application I. D. Number  
08/07/2002  
Application Date  
Farmhouse Lane  
Project Name/Description

J.S. Wyse Builders, Inc.  
Applicant  
9 Wild Flower Lane, Windham, ME 04062  
Applicant's Mailing Address

Farm House Ln , Portland, Maine  
Address of Proposed Site  
376 A054001  
Assessor's Reference: Chart-Block-Lot

Consultant/Agent  
Applicant Ph: (207) 893-0857 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

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

Proposed Building square Feet or # of Units 18,781 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 Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 08/08/2002

**Insp 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	

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: July 9, 2003

RE: C. of O. for # 15 Farm House Lane, Lot 4  
Lead CBL (376A054) ID# (2002-0160)

---

Pertaining to #15 Farm House Lane, I have the following comments:

Site Work Complete.

**At this time, I recommend issuing a Permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.  
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager  
Mike Nugent, Inspection Services Manager  
file

File: O:\drc\farmhouselot4b .doc

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: July 9, 2003

RE: C. of O. for # 15 Farm House Lane, Lot 4  
Lead CBL (376A054) ID# (2002-0160)

---

Pertaining to #15 Farm House Lane, I have the following comments:

Site Work Complete.

**At this time, I recommend issuing a Permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.  
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager  
Mike Nugent, Inspection Services Manager  
file

File: O:\drc\farmhouotelot4b .doc

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: April 4, 2003

RE: C. of O. for # 15 Farm House Lane, Lot 4  
Lead CBL (376A054) ID# (2002-0160)

---

Pertaining to #15 Farm House Lane, I have the following comments:

Site Work Incomplete.

1. Final Grading.

\*\*Grades need to be modified in order to match the approved finish grades on the approved site plan.

2. Landscaping.

3. Loam and Seed.

4. Driveway paving.

Due to the time of year, sitework such as landscaping, loaming/seedling, and paving cannot be completed. I anticipate these items can be completed by **June 20, 2003**.

**At this time, I recommend issuing a Temporary Certificate of Occupancy.**

Please contact me if you have any questions or comments.  
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager  
Mike Nugent, Inspection Services Manager  
file

File: O:\drc\farmhouse\lot4a .doc

Department of Planning & Development  
Lee D. Urban, Director



**CITY OF PORTLAND**

376A054  
Division Directors  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
Economic Development

May 7, 2003

- ✓ Gordon and Holly Leslie  
7 Farm House Lane  
Portland, ME 04103
- ✓ Robert Lade  
15 Farm House Lane  
Portland, ME 04103

Dear Homeowners:

RE: Minor Site Plans for: 7 Farm House Lane, Lot 5 Northgate Farms Subdivision  
15 Farm House Lane, Lot 4 Northgate Farms Subdivision

As the construction of your new houses and completion of your site work are nearing completion, there is an item of concern that has arisen. Upon a site inspection, it was noticed that the grading and topography of your lots have not been completed according to the site plan(s) submitted for your lot(s). In particular, a stone retainer wall has been installed, which changes the final grading in the area of your side boundary lines. It also appears that the stone wall crosses the property line.

I would like to meet with both parties on site to evaluate the buildout and to reach a resolution that suits both of your lots as well as your abutting neighbor on Allen Avenue.

I can be reached at 874-8632.

Thank You for Your Time.

Sincerely,

Jay Reynolds  
Development Review Coordinator



TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: April 4, 2003

RE: C. of O. for # 15 Farm House Lane, Lot 4  
Lead CBL (376A054) ID# (2002-0160)

---

Pertaining to #15 Farm House Lane, I have the following comments:

Site Work Incomplete.

1. Final Grading.

\*\*Grades need to be modified in order to match the approved finish grades on the approved site plan.

2. Landscaping.

3. Loam and Seed.

4. Driveway paving.

Due to the time of year, sitework such as landscaping, loaming/seedling, and paving cannot be completed. I anticipate these items can be completed by **June 20, 2003**.

**At this time, I recommend issuing a Temporary Certificate of Occupancy.**

Please contact me if you have any questions or comments.

Thank You.

Cc: Sarah Hopkins, Development Review Services Manager  
Mike Nugent, Inspection Services Manager  
file

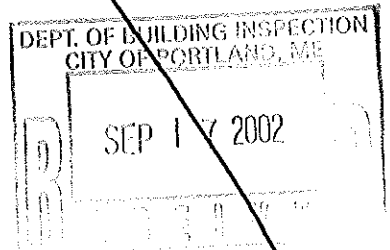
File: O:\drc\farmhouselot4a .doc

## 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. Traffic and Civil Engineering Services
	P.O. Box 1237, 15 Shaker Road Gray, ME 04039 207-657-6910

Drawing Name: <b>Space &amp; Bulk Requirements</b>
Project: <b>NORTHGATE FARMS, PORTLAND</b>

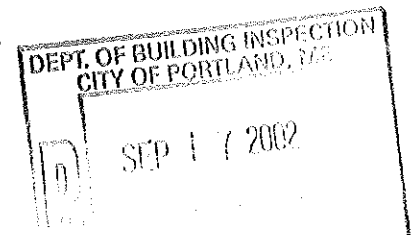
Figure No. <b>1</b>
------------------------

## 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:	SCB	Job No.:	616-1
Checked:	AMP	Scale:	NTS
File Name:	616-1-SP.dwg		

	Gorrill-Palmer Consulting Engineers, Inc. Traffic and Civil Engineering Services
	P.O. Box 1237, 15 Shaker Road Gray, ME 04039 207-657-6910

Drawing Name:	<b>Space &amp; Bulk Requirements</b>
Project:	<b>NORTHGATE FARMS, PORTLAND</b>

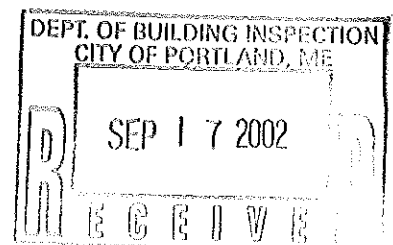
Figure No.	<b>1</b>
------------	----------

## 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. Traffic and Civil Engineering Services
	PO Box 1237, 15 Shaker Road Gray, ME 04039 207-657-6910

Drawing Name:	<b>Space &amp; Bulk Requirements</b>
Project:	<b>NORTHGATE FARMS, PORTLAND</b>

Figure No.	<b>1</b>
------------	----------

# PLUMBING APPLICATION

Department of Human Sciences  
Division of Health Engineering

2003-8013

## PROPERTY ADDRESS

Town or Plantation

Portland

Street Subdivision Lot #

13 Farm House Lane

## PROPERTY OWNERS NAME

Last:

Coyse

First:

Joe

Applicant Name:

C W Baldwin Son

Mailing Address of Owner/Applicant (If Different)

100 Winn Rd.  
Falmouth main

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant

Date

1-17-03

Date Permit Issued: 1/17/03

Local Plumbing Inspector Signature: [Signature]

L.P.I. # 0640

376-A-1258 (1044)

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

## PERMIT INFORMATION

### This Application is for

1.  NEW PLUMBING
2.  RELOCATED PLUMBING

### Type of Structure To Be Served:

1.  SINGLE FAMILY DWELLING
2.  MODULAR OR MOBILE HOME
3.  MULTIPLE FAMILY DWELLING
4.  OTHER - SPECIFY \_\_\_\_\_

### Plumbing To Be Installed By:

1.  MASTER PLUMBER
2.  OIL BURNERMAN
3.  MFG'D. HOUSING DEALER/MECHANIC
4.  PUBLIC UTILITY EMPLOYEE
5.  PROPERTY OWNER
- LICENSE # 12387

### Hook-Up & Piping Relocation Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

OR

TRANSFER FEE  
[\$6.00]

Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
2	Hosebibb / Sillcock	1	Bathtub (and Shower)
	Floor Drain	1	Shower (Separate)
	Urinal	1	Sink
	Drinking Fountain	4	Wash Basin
	Indirect Waste	3	Water Closet (Toilet)
	Water Treatment Softener, Filter, etc.	1	Clothes Washer
	Grease / Oil Separator	1	Dish Washer
	Dental Cuspidor	1	Garbage Disposal
	Bidet		Laundry Tub
	Other: _____		Water Heater
	Fixtures (Subtotal) Column 2	1,3	Fixtures (Subtotal) Column 1
		2	Fixtures (Subtotal) Column 2
		1,5	Total Fixtures
			Fixture Fee
			Transfer Fee
			Hook-Up & Relocation Fee
			Permit Fee
			(Total)

SEE PERMIT FEE SCHEDULE  
FOR CALCULATING FEE

96

\$106.00

10