

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-089	Issue Date: OCT 2 2002	CBL: 376 A054001
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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 Joe Wyse	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: Subdivis
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB BOCA 1949	

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: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature: _____ Date: _____	

Permit Taken By: gad	Date Applied For: 08/07/2002	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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 <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"/> Date: 9/23/02	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:
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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

Applicant: **CB Properties LLC** Date: 8/19/02
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**

Sevage Disposal - **City**

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' scaled**

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

Lot Area - **6,500[#] 18,780[#] given**

Lot Coverage/Impervious Surface - **25% MAX cov. 74695.25[#] MAX**

Area per Family - **6,500[#]**

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

Loading Bays - **N/A**

Site Plan - **minor/minor**

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

Flood Plains - **Panel 2 - Zone X**

26 x 32 = 832
22 x 24 = 528
12 x 12 = 144
1504[#]

Daylight basement shown

Application ID Number: 2-0891

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 15 Farm House Lane

Approved Date: 09/23/2002

Issue Date: 08/09/2002

OK to Issue Permit Name: Marge Schmuckal Date: 09/23/2002

Conditions Section:

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: 2-0891

Delete Save Close

Department: Building

Status: Approved with Conditions

Reviewer: Jeanine Bourke

Comments:

Approval Date: 10/02/2002

Given On Date: 09/27/2002

OK to Issue Permit Name: Jeanine Bourke Date: 10/02/2002 Date 2:

Conditions Section:	Add New Condition From	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.			
Chimney disclosure given to contractor. Exact details to be determined on # of flues & type.			
Specs to be submitted for paralams and lvls			

Create Date: 08/08/2002 By: gad Update Date: 10/02/2002 By: gad

CBL: 376-A-54 # 020891
 13 Farmhouse Ln.

10/1/02 per contractor

	based on what	
Soil type/Presumptive Load Value (Table 401.4.1)	TEST hard pan clay some ledge.	
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)		10'x18" Continual 8" Wall
Foundation Drainage Dampproofing (Section 406)	OK 4' @ 8" Drainage OK on elevation.	
Ventilation (Section 409.1) Crawls Space ONLY	OK	
Anchor Bolts/Straps (Section 403.1.4)	? spacing 6' O.C. 1" CORNERS	
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	5'11" 3-2x12 @ 28' = 6'3" max 6'0" 2'x2'x12" 6'0" ↗	Change to 3-2x12 OK
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))		
Sill/Band Joist Type & Dimensions	2x10	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x10 @ 12" O.C. OK 2x10 @ 16" O.C. 2 hangers or ledger	

Second Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x8 Joists Will submit spec ?(steel) 2W4x22 steel beam Garage 2x10 @ 12" O.C 2x10 @ 16" O.C 3-2x10 @ 5'6" OK - 7'7" max 14" I Joist Garage @ 24' spac	NO steel 2-5 1/2" x 14 LVL (knee wall & rafter bearing)	
Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	collars 2x8 & 2x6		
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	2x12 Ridge 2x10 Rafters 2x8 rafters dormer		
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	Floor 3/4" T+G with 1/2" P17 1/2" Roof		
Fastener Schedule (Table 602.3(1) & (2))	ladders Ledger on Girders		

No Deck Framing

will submit

<p>Stairs</p> <p>Number of Stairways 3</p> <p>Interior 2</p> <p>Exterior 1</p> <p>Treads and Risers 7'8" (Section 314)</p> <p>Width</p> <p>Headroom</p> <p>Guardrails and Handrails (Section 315)</p>	<p>treads?</p> <p>switchback 7' for both</p> <p>?</p>	<p>will submit min. 10" tread</p> <p>6'8"</p> <p>Handrail 34" #38" returned ends</p>
<p>Private Garage Section 309 and Section 407 1999 BOCA)</p> <p>Living Space ? (Above or beside)</p> <p>Fire separation</p>	<p>5/8 type X walls/ceiling</p>	<p>ok</p>
<p>Fire rating of doors to living space Door Sill elevation (407.5 BOCA)</p>	<p>1 m doors (frames)</p>	<p>ok</p>
<p>Egress Windows (Section 310)</p>	<p>2046 Garage 3224 house - Malta Philips</p>	<p>NOT in Garage (above)</p>

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 field determine @ 22" x 30"
Draft Stopping around chimney	exterior - needs insert permit (Gas)	Field determined may be 2 flues wood/oil
Header Schedule	3-2x12 @ 9.6" ok new	
Type of Heating System		to be determined - chimney!
Smoke Detectors Location and type/Interconnected	? A	All BR - protecting each level Interconnected. ARC Fault

See Chimney Summary Checklist

? Exterior 1"
3' above

J. S. Wyse Builders Inc.

Fine Homebuilders

October 2, 2002

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

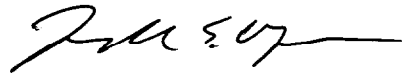
From: Joe Wyse

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.

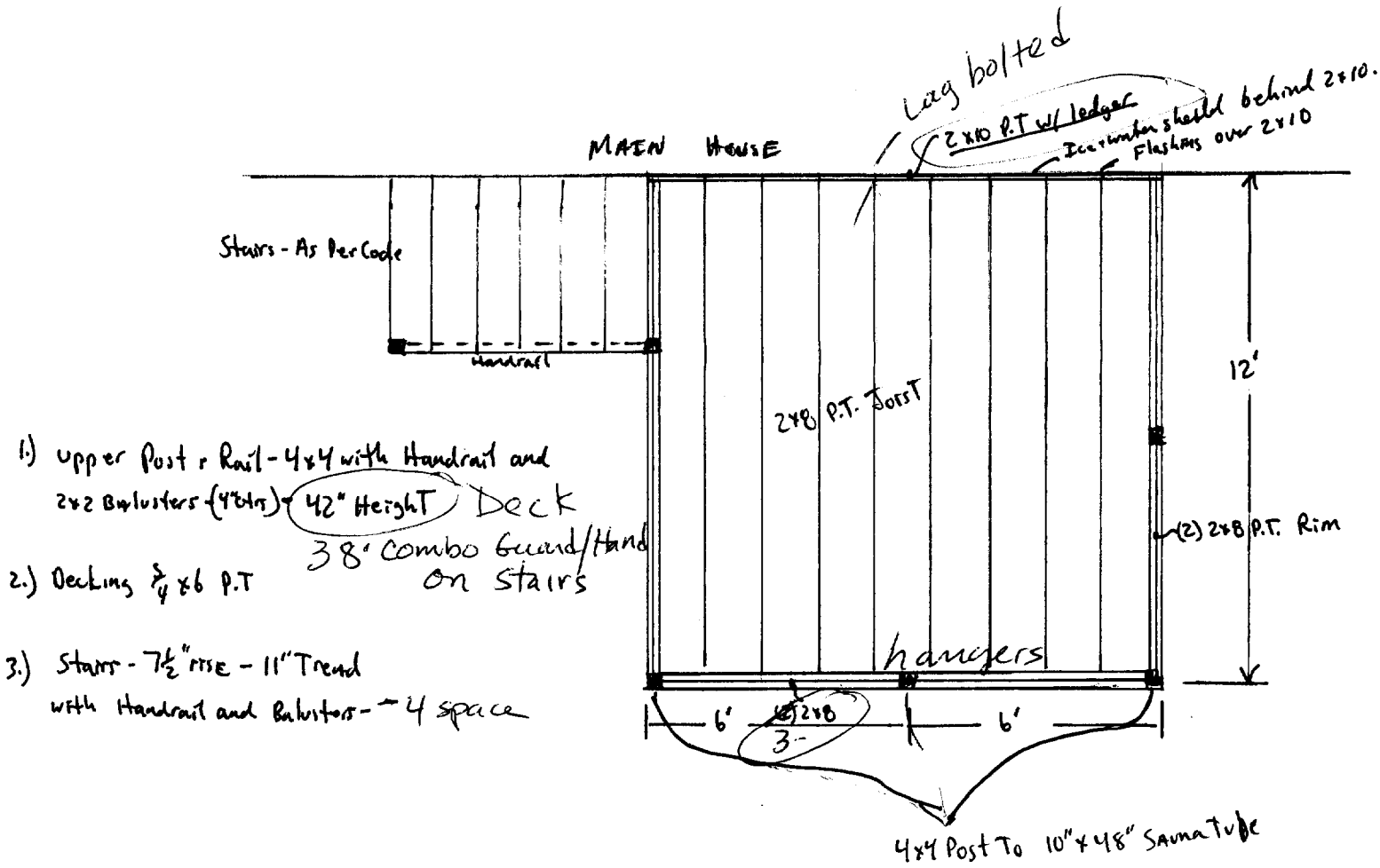
Fine Homebuilders

10-2-02

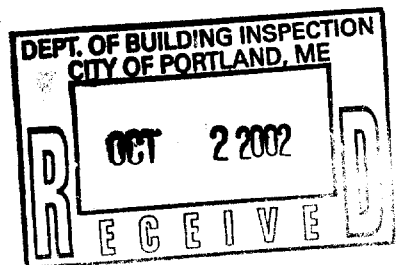
Att: Jeanne - City of Portland

From: JOE WYSE

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



- 1.) upper Post & Rail - 4x4 with Handrail and 2x2 Balusters (4x4s) - 42" Height Deck
3/8" Combo Guard/Hand on Stairs
- 2.) Decking 3/4" x 6 P.T.
- 3.) Stairs - 7 1/2" rise - 11" Trend with Handrail and Balusters - 4 space



**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	H	6 inches lined; 8 inches unlined. 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
Wall thickness			1003.8.1
Dimensions			
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	N	2 inches interior, 1 inch exterior. 2 inches front, back or sides. 6 inches from opening. 3 feet above roof penetration, 2 feet above part of structure within 10 feet.	1001.15
From chimney			1003.12
From fireplace			1003.13
Combustible trim or materials			1001.6
Above roof			
Anchorage ^a	O	3/16 inch by 1 inch. Two. 12 inches hooked around outer bar with 6-inch extension. Four joists. Two 1/2-inch diameter.	1003.4
Strap			
Number			
Embedment into chimney			
Fasten to			
Bolts			
Footing	P	12-inch minimum. 6 inches each side of fireplace wall.	1003.2
Thickness			
Width			

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**

2002-0170
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

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

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) 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

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

- | | | | |
|---|----------------------------|--|-----------------------------|
| <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 _____ | |

~~2002-0160~~ 020891
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>COFO 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 32' 10' x 24' 50g attached 2 car garage 24' x 22' 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 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: 893-0857		

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: Joe Wyse Date: Aug - 7 - 02

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

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:

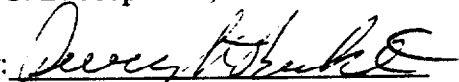
- A. Lot 5 is subject to the restriction set forth in Note 14 on the Plan that Lot 5 may only be accessed from Farm House Lane; and
- B. Lot 4 is subject to a 15 foot wide drainage easement along the southerly sideline of Lot 4, as shown on the Plan

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.


Witness

C. G. B. Properties, LLC


By: 
Its Sole Member

STATE OF MAINE
CUMBERLAND, ss.

July 15th, 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

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT ISSUED
OCT 2 2002
Permit Number: 020891
CITY OF PORTLAND

PERMIT

This is to certify that Cgb Properties Llc /J.S. Wyszynski Builders
has permission to Construct New 26' x 32' Single Family w/ 22' Attached Garage
AT 13 Farm House Ln Lot # 4 City of Portland 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 when permission is procured before this building or part thereof is laid or closed-in. **HEAR 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

Jeanne 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.

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

JD **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
Farmhouse Lane
Project Name/Description

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

Consultant/Agent [Redacted]
Applicant Ph: (207) 893-0857 Agent Fax:
Applicant or Agent Daytime Telephone, Fax
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) **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) | Subdivision # of lots | PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | Shoreland | Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | Zoning Variance | | <input type="checkbox"/> Other _____ |

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

DRC Approval Status:

Approved [Redacted] Denied [Redacted]

[Redacted] See Attached [Redacted]

[Redacted] 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

- | | | | |
|---|----------------|---------------------------|-----------------|
| <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 | |

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

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

15 - 15 Farm House Ln , Portland, Maine

Address of Proposed Site

Consultant/Agent

Applicant Ph: (207) 893-0857

Agent Fax:

376 A054001

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

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.

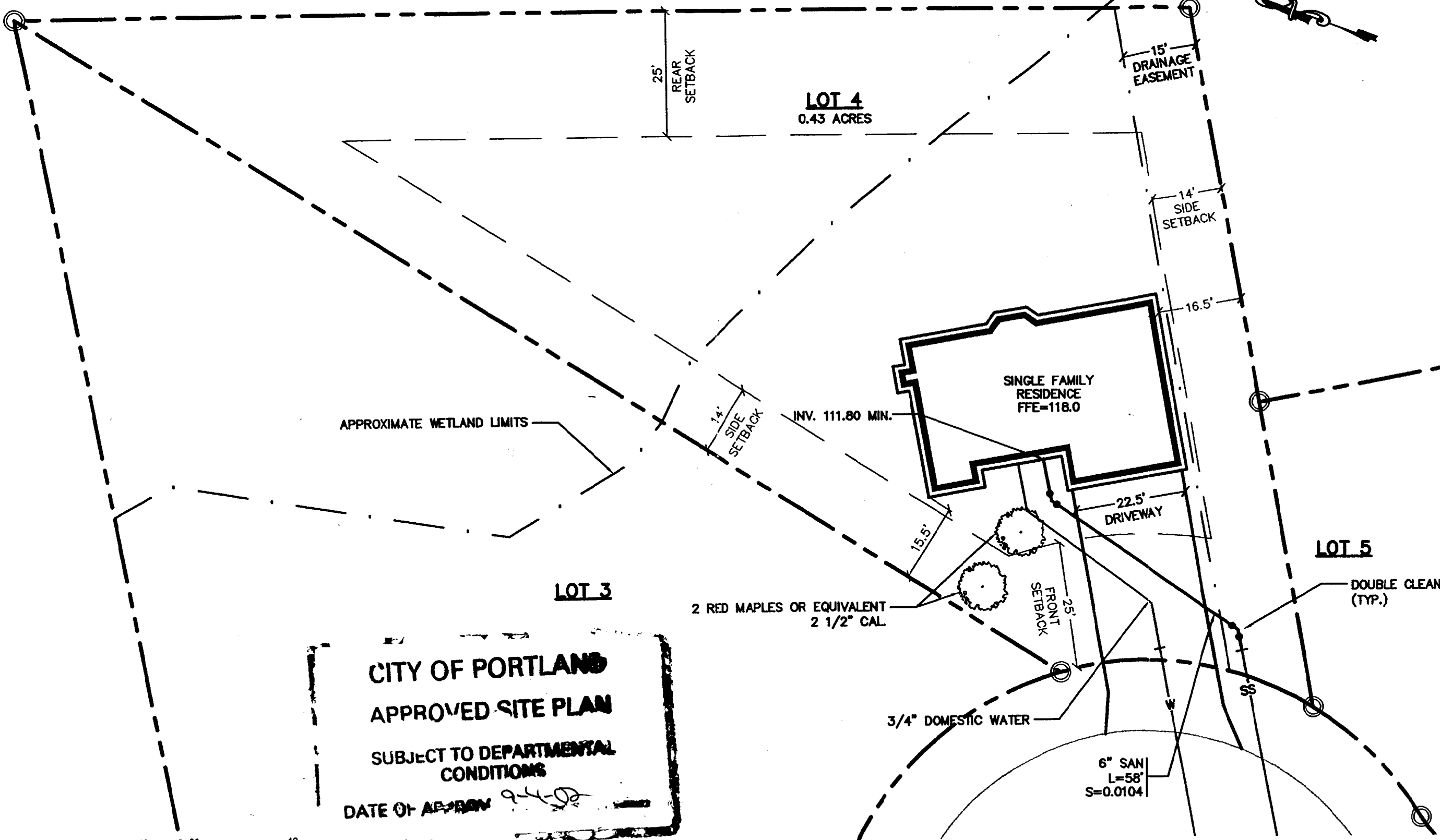
THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

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

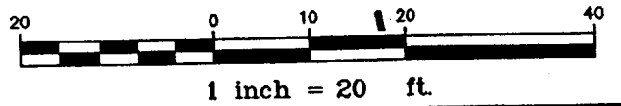
	Gorrill-Palmer Consulting Engineers, Inc. Traffic and Civil Engineering Services
	PO Box 1237, 15 Shaker Road Gray, ME 04039 207-657-6910

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

Figure No. 1



CITY OF PORTLAND
APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS
 DATE OF APPROVAL 9-4-02



Rev.	Date	Revision

Design: PDO	Date: JULY 2002
Draft: SGB	Job No.: 616-1
Checked: DER	Scale: 1"=20'
File Name: 616-1-sp.dwg	

GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237
 15 Shaker Road
 Gray, ME 04039
 207-657-8910
 FAX: 207-657-8912
 E-Mail: mailbox@gorrilpalmer.com

Drawing Name: **Site Layout & Utilities Plan**
 Project: **LOT 4 - NORTHGATE FARMS, PORTLAND**

Figure No.
2

NOTE: ELEVATIONS AT EDGE OF PAVEMENT ARE BASED UPON PROPOSED GRADING AND UTILITY PLAN FOR NORTHGATE FARMS ON ALLEN AVENUE BY NORTHEAST CIVIL SOLUTIONS DATED AUGUST 21, 2001 REVISED SEPTEMBER 14, 2001.

LOT 4
0.43 ACRES

SILT FENCE (TYP.)

SINGLE FAMILY RESIDENCE
FFE=118.0

LOT 5

LOT 3

CITY OF PORTLAND
APPROVED SITE PLAN

SUBJECT TO DEPARTMENTAL
CONDITIONS

DATE OF APPROVAL 9-4-02



1 inch = 20 ft.

Rev.	Date	Revision

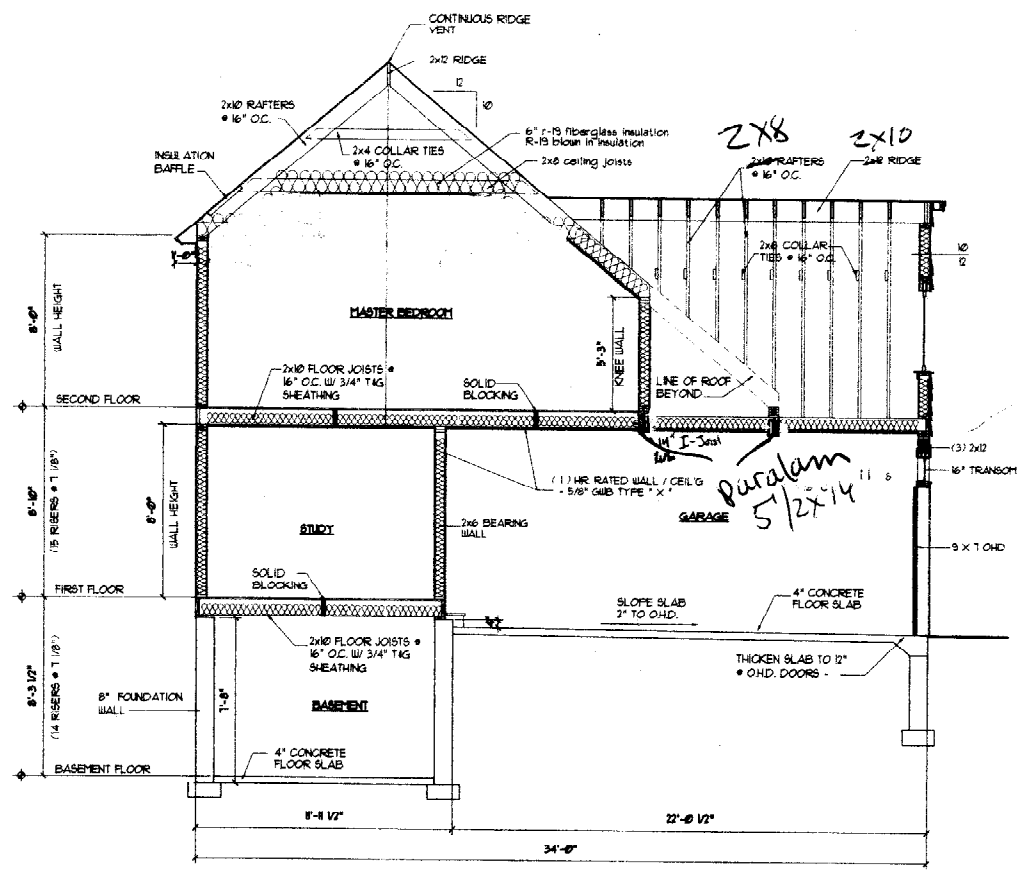
Design: PDD	Date: JULY 2002
Draft: SGB	Job No.: 616-1
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File Name: 616-1-sp.dwg	

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

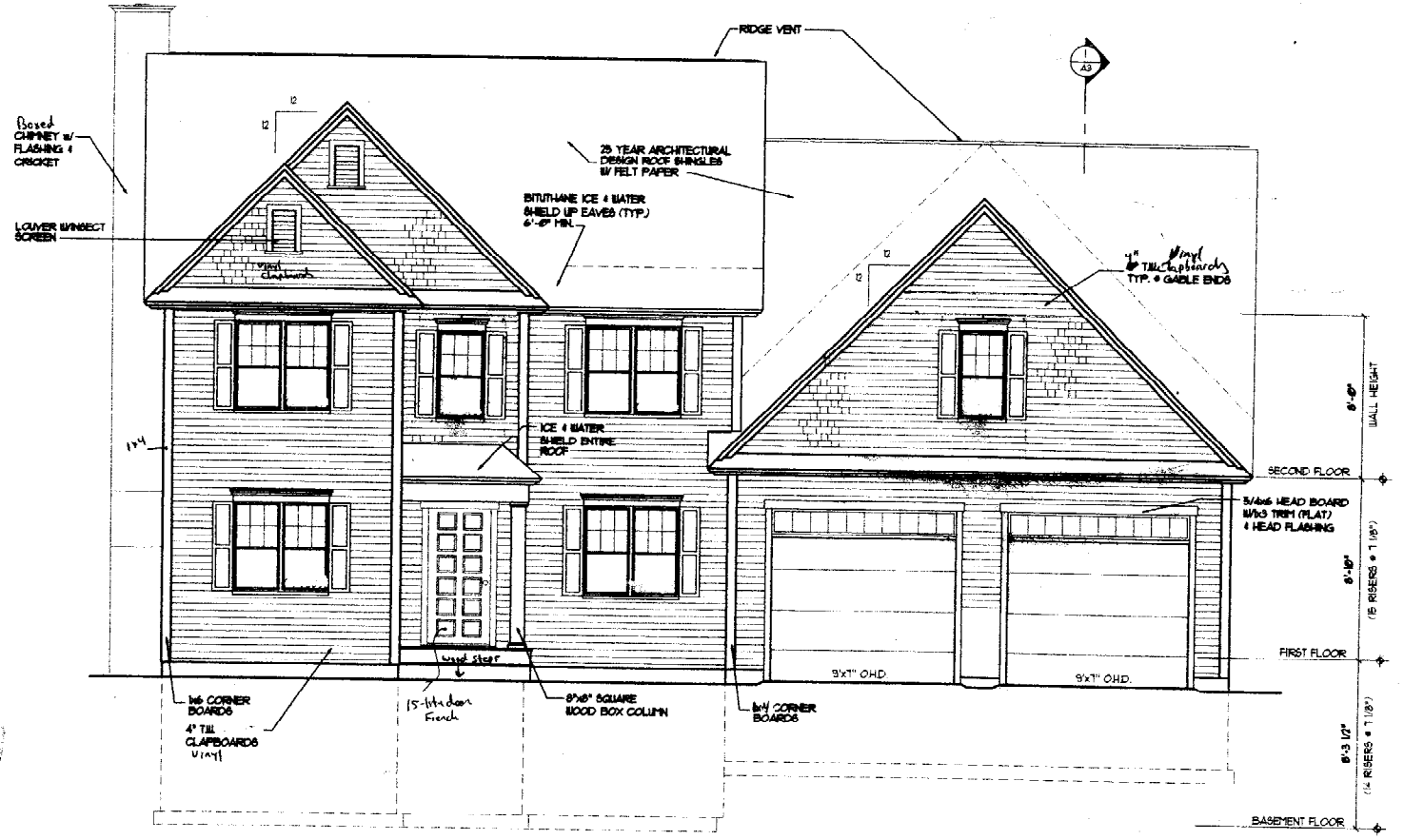
PO Box 1237
15 Shaker Road
Groy, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: molbox@gorrilpalmer.com

Drawing Name:	Grading & Drainage Plan
Project:	LOT 4 - NORTHGATE FARMS, PORTLAND

Figure No.
3



1 BUILDING SECTION THRU GARAGE / HOUSE
SCALE: 1/4" = 1' - 0"



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

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND
SEP 17 2002
RECEIVED

Lot # 4 Northgate Farms
Portland, ME.

NO.	DATE	REVISIONS / DESCRIPTION

NEW RESIDENCE FOR:
J.S. Wyse Building Inc. 893-0857
PORTLAND MAINE

DRAWINGS THIS SHEET
ELEVATION / SECTION

NUMBER	DATE

DRAWN: 9-17-02
CHECKED:

Top Ridge Above Shingles

To Ridge

Top of Floor

Top of 1st Floorline

Soil

1x4 Vinyl Siding
1x4 Vinyl Corner
Window Trimmed
Base of Window



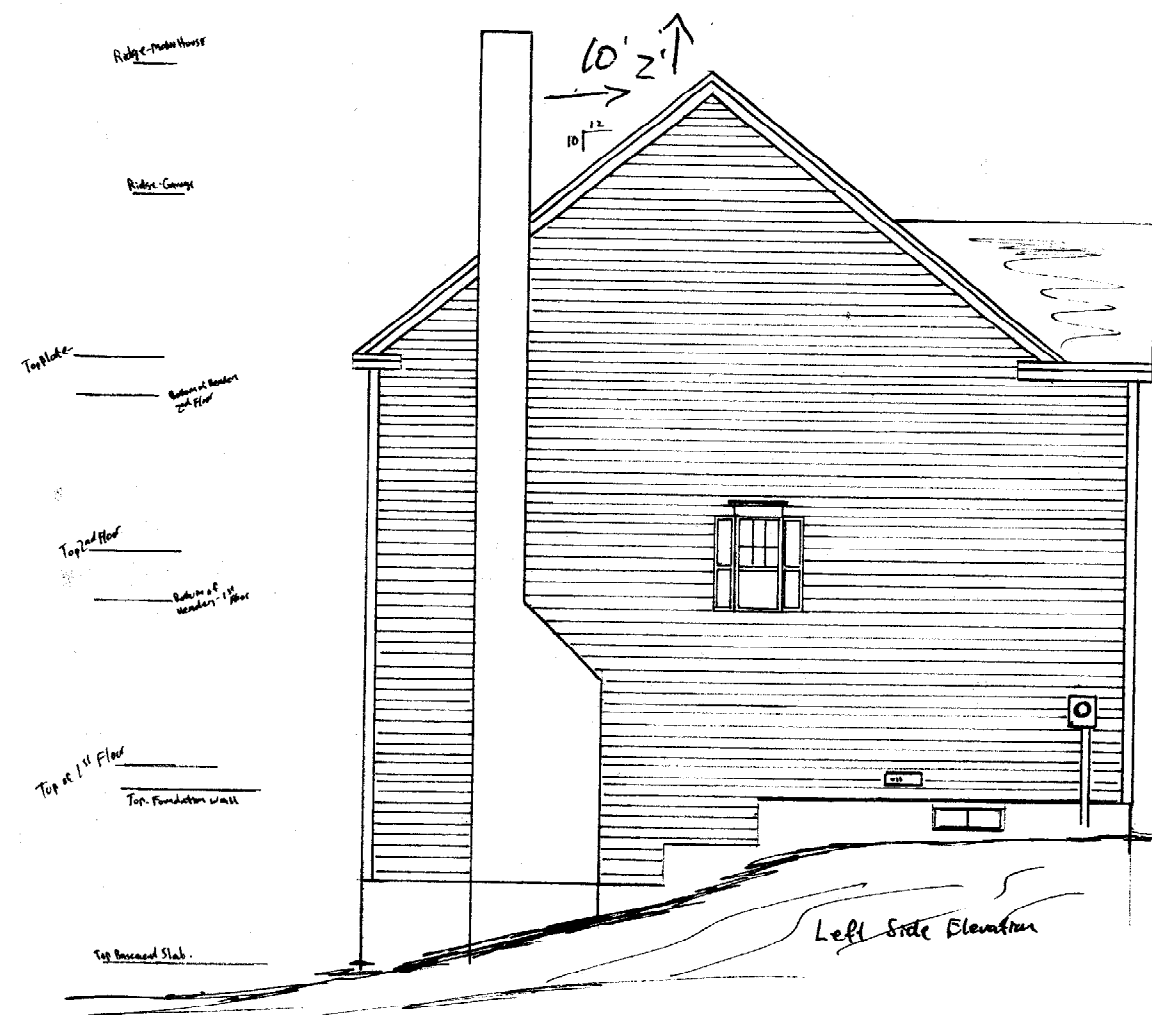
Roofline

Ridge Vent

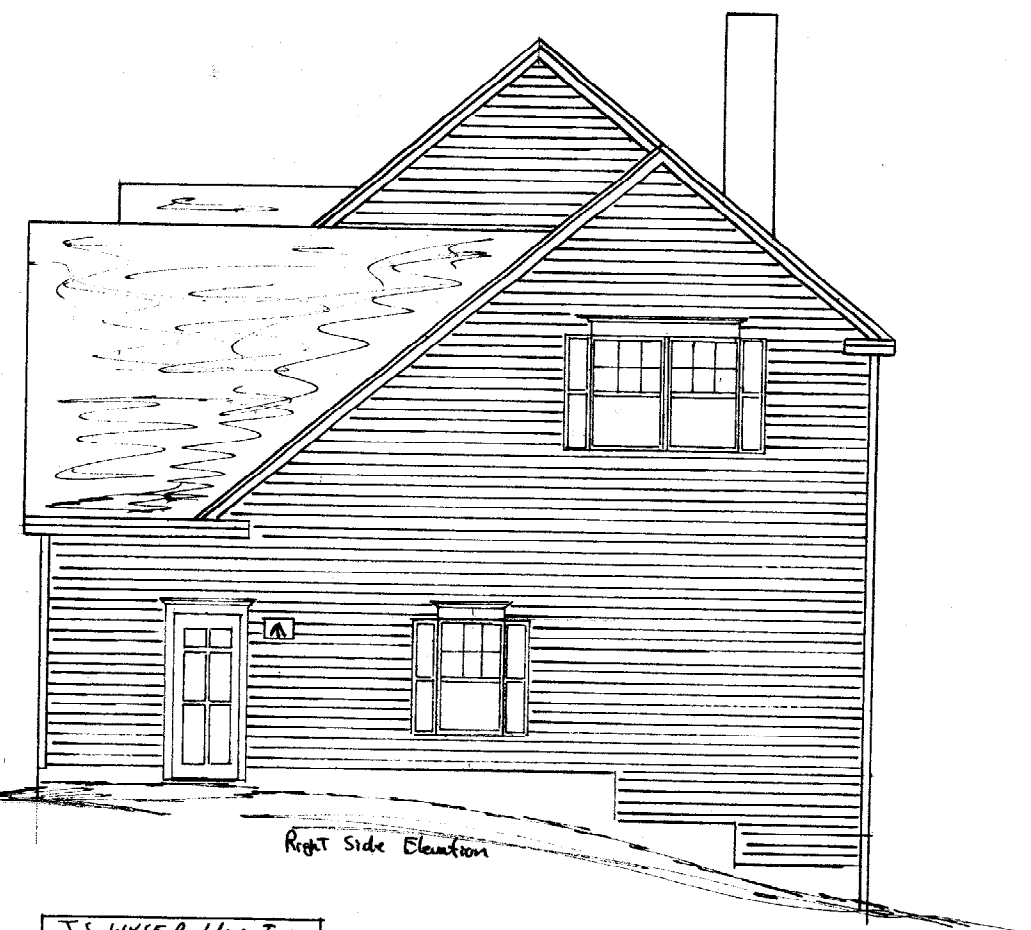
Asph. Shingles

1" Space to Combustible

J.S. WYSE Builders Inc.
Lot #4 Northgate Farms
Portland, ME.
Rear Elevation 4' x 1'
9-17-02



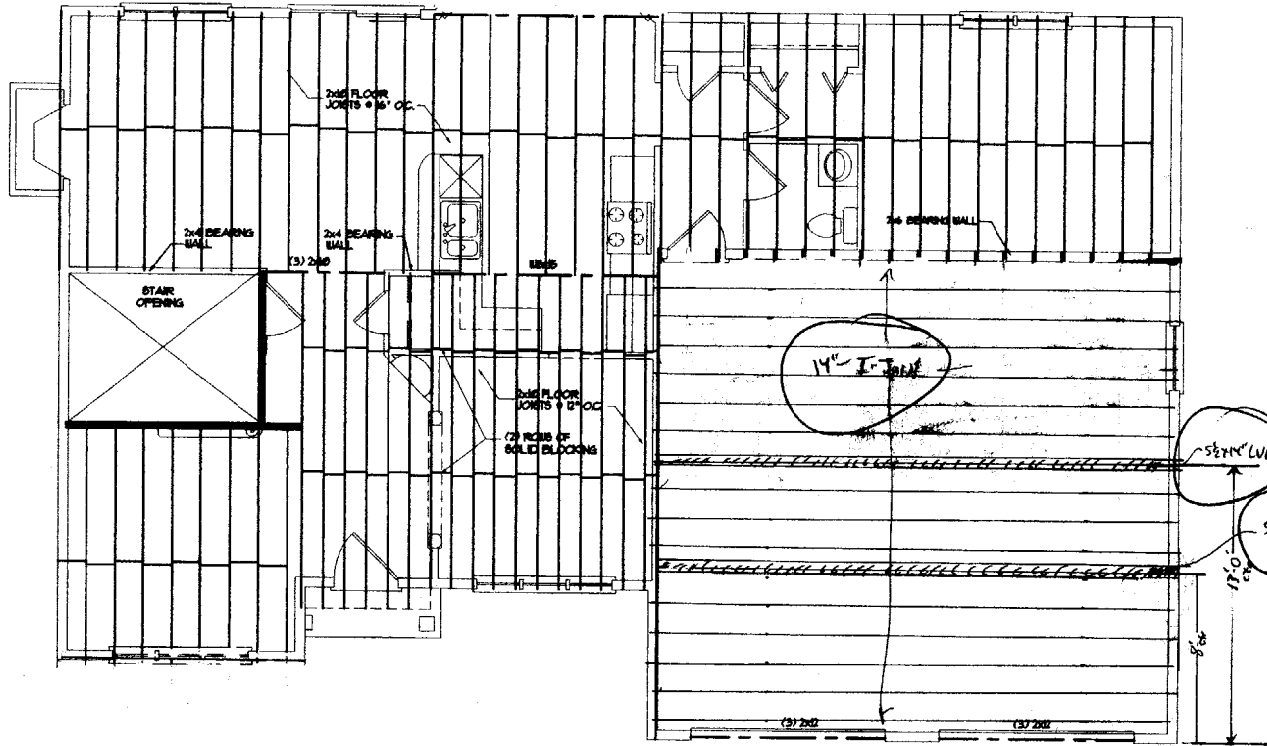
Left Side Elevation



Right Side Elevation

Ridge-Pole House
 Ridge-Ceiling
 Top of 1st Floor
 Top Foundation Wall
 Top Basement Slab

J.S. WYSE Builders Inc
 Lot #4 Northgate Farms
 Portland, ME
 Side Elevations
 9-17-02



SECOND FLOOR FRAMING PLAN

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

Handwritten notes:
 14" I-Beam
 5/8" x 14" LVL
 Knee wall
 Rafter bearing

FOUNDATION NOTES:

1. PROVIDE SILL SEALER ON TOP OF ALL FOUNDATION WALLS.
2. FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES.
3. ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM FACE OF FOOTING.
4. ALL STEEL REINFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM OF 2" CLEAR FROM FACE OF WALL.
5. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.
6. ALL CONCRETE SURFACES SHALL HAVE A STEEL TROWEL & LIGHT BROOM FINISH.
7. SET BOTTOM OF FOOTINGS MIN. 4'-0" BELOW GRADE.
8. DOUBLE FLOOR FRAMING BELOW ALL PARTITIONS AND KITCHEN CABINET FACES / TOES.
9. SET ALL FOOTINGS ON UNDISTURBED SOIL.

Lot # 4 - Northgate Farms
 Portland, ME.

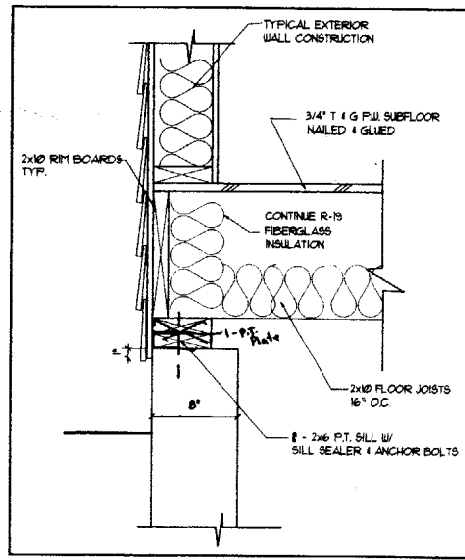
NO.	DATE	REVISIONS	DESCRIPTION

NEW RESIDENCE FOR:
 J.S. Wyse Builders Inc. - 893-0857
 PORTLAND
 RESIDENCE
 MAINE

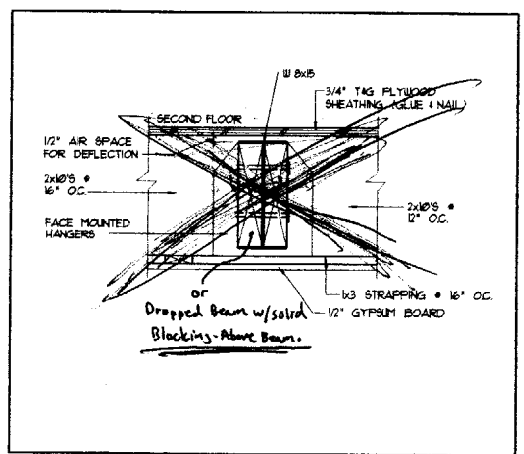
FOUNDATIONS PLAN /
 FRAMING PLANS

NUMBER	DATE

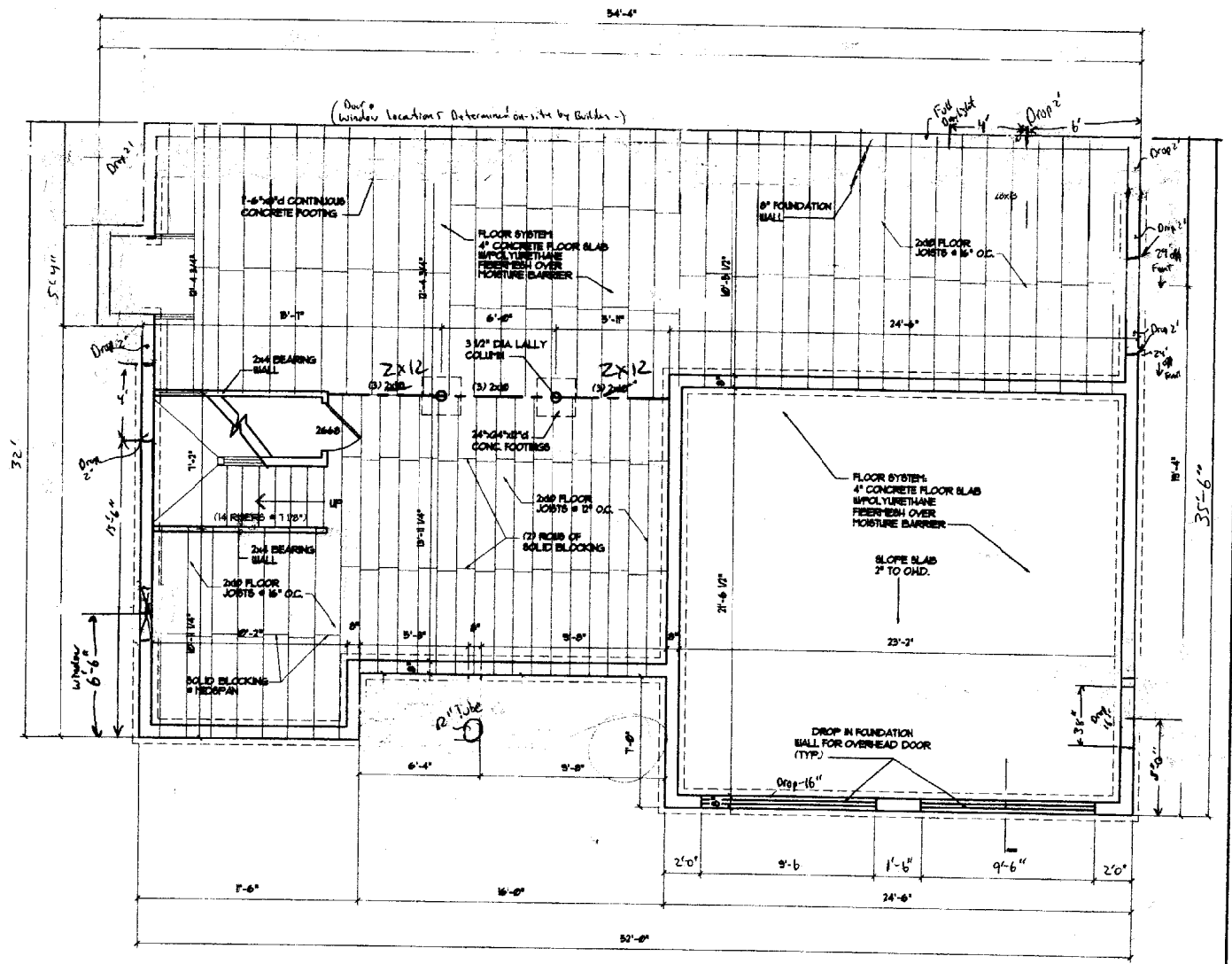
Page 4



1 FOUNDATION DETAIL 1/2" = 1'-0"



2 BEAM / JOIST CONNECTION 1/2" = 1'-0"



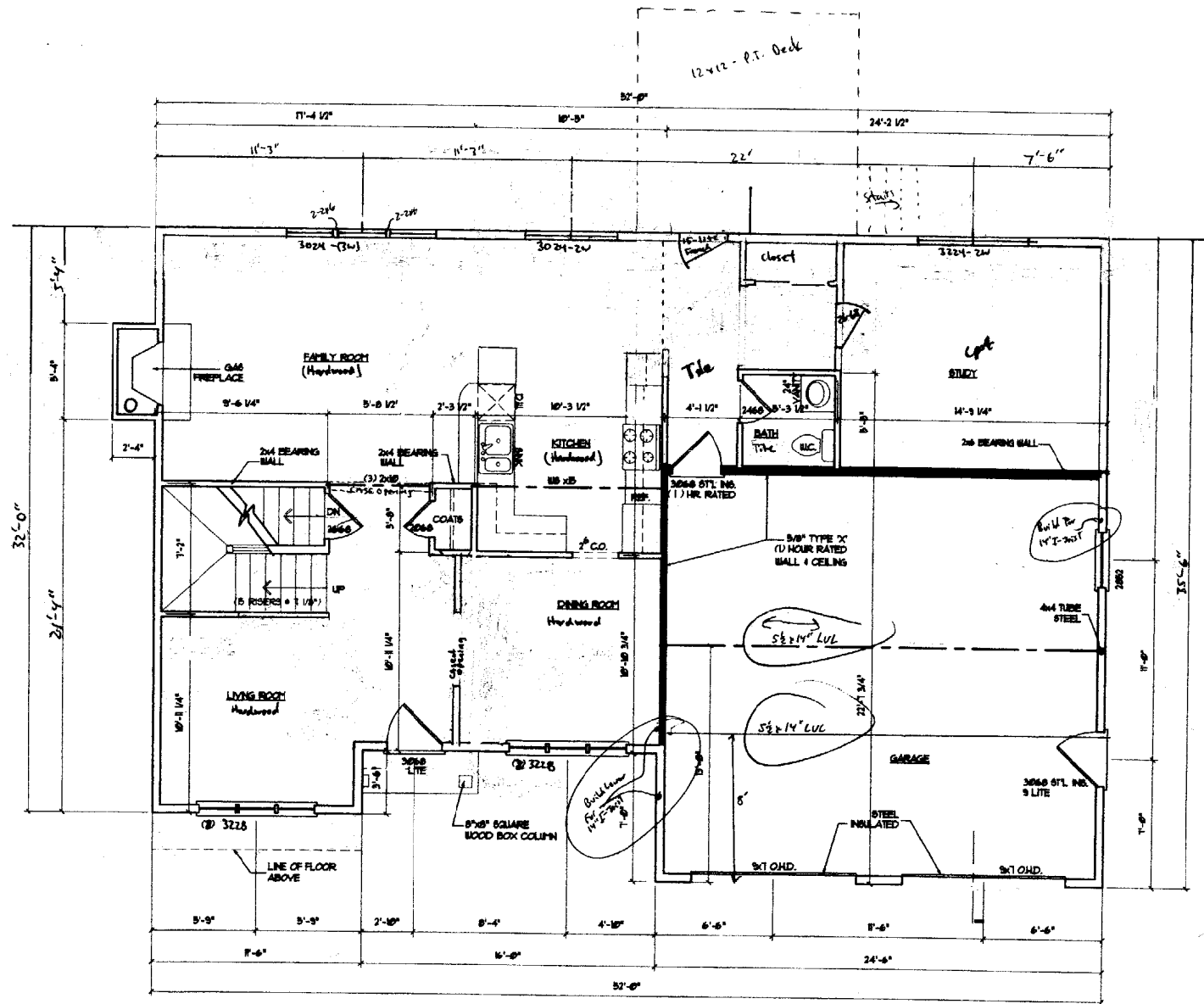
FOUNDATION PLAN

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

A1

GENERAL NOTES:

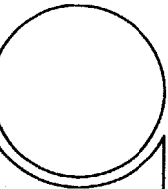
1. ALL EXTERIOR WALLS TO BE 2X6 WOOD STUD WALLS
• 16" O.C. W/ 1/2" G.I.W.B. AND VAPOR BARRIER • INSIDE
FACE OF WALL, 6" BATT INSULATION (R-19), AND 1/2"
PLYWOOD SHEATHING • EXTERIOR FACE OF WALL.
2. ALL INTERIOR WALLS TO BE 2X4 WOOD STUD
WALLS (UNLESS NOTED OTHERWISE) W/ ONE
LAYER 1/2" G.I.W.B. EACH SIDE.
3. INSTALL BLOCKING BEHIND ALL SURFACE
APPLIED FIXTURES, TRIM, AND SHELVES
WHEN MOUNTED ON WALLS.
4. THE LOCATION OF ALL DOOR FRAMES SHALL BE 4 1/2"
(UNLESS NOTED OTHERWISE) FROM ADJACENT WALLS.
5. ALL WOOD IN CONTACT WITH CONCRETE SHALL
BE PRESSURE PRESERVATIVE TREATED.



FIRST FLOOR PLAN

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

H:\PROJECTS\RESIDENCE\VF\00BPLAN.dwg Mon Oct 23 21:42:05 2000



Lot #4 Northgate Farms
Portland, ME

NO.	DATE	REVISIONS DESCRIPTION

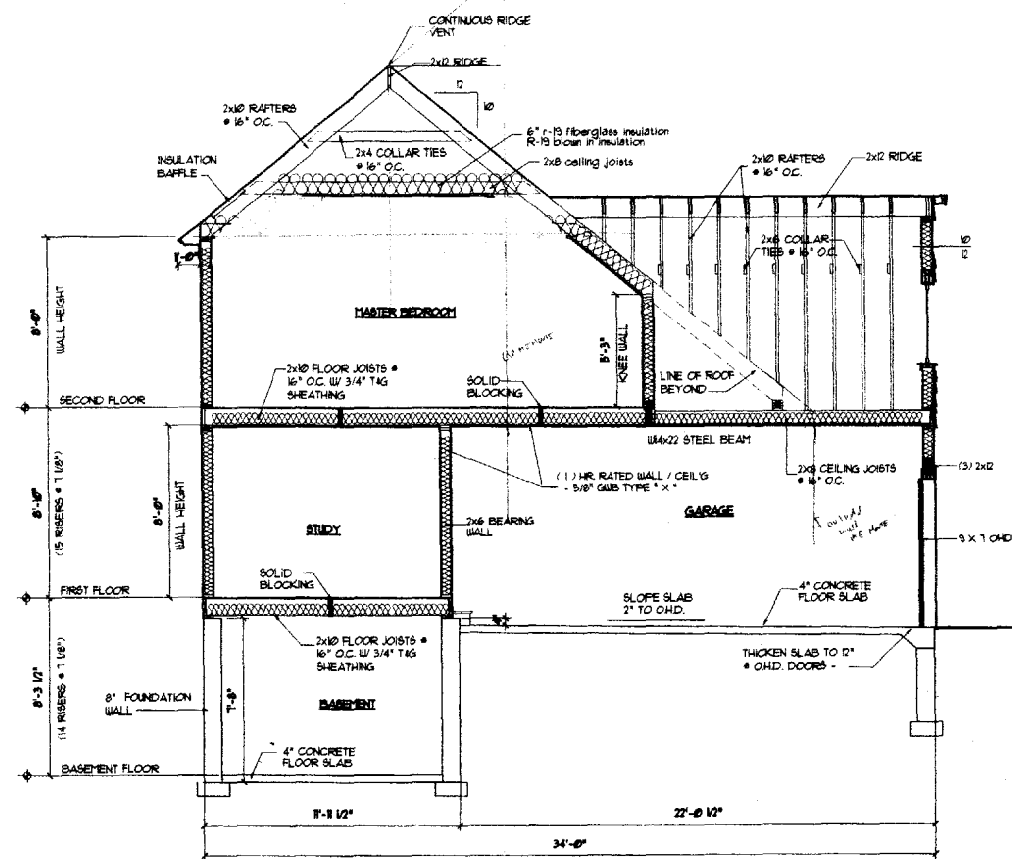
NEW RESIDENCE FOR:
S.S. Wyse Builders Inc. - 893-0857
PORTLAND MAINE

DRAWINGS THIS SHEET
FIRST FLOOR PLAN

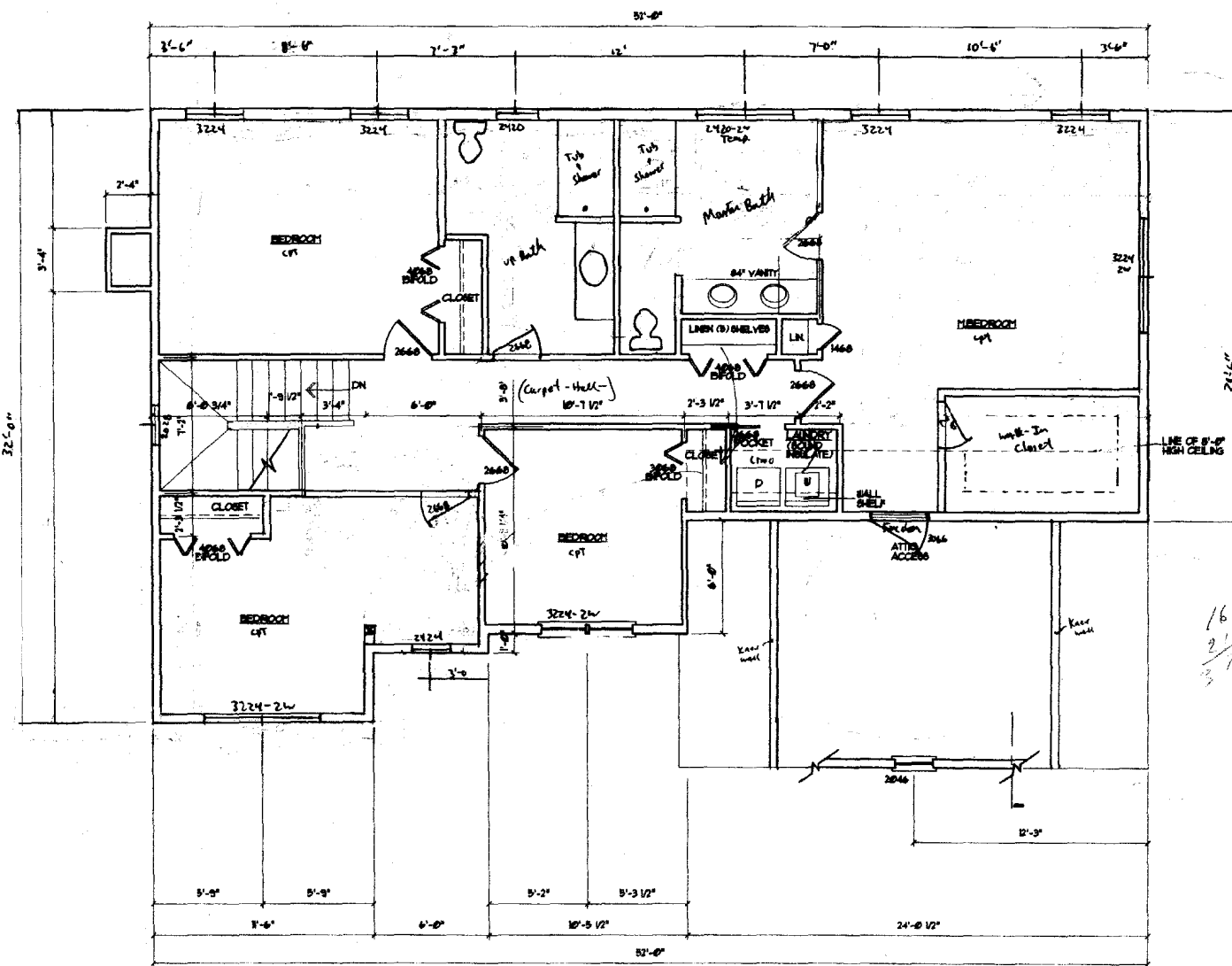
NUMBER	DATE
	9-17-02

DRAWN	CHECKED
DLB	

A2



BUILDING SECTION THRU GARAGE / HOUSE
SCALE: 1/4" = 1' - 0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"

Lot #3 Northgate Farms
Portland, ME.

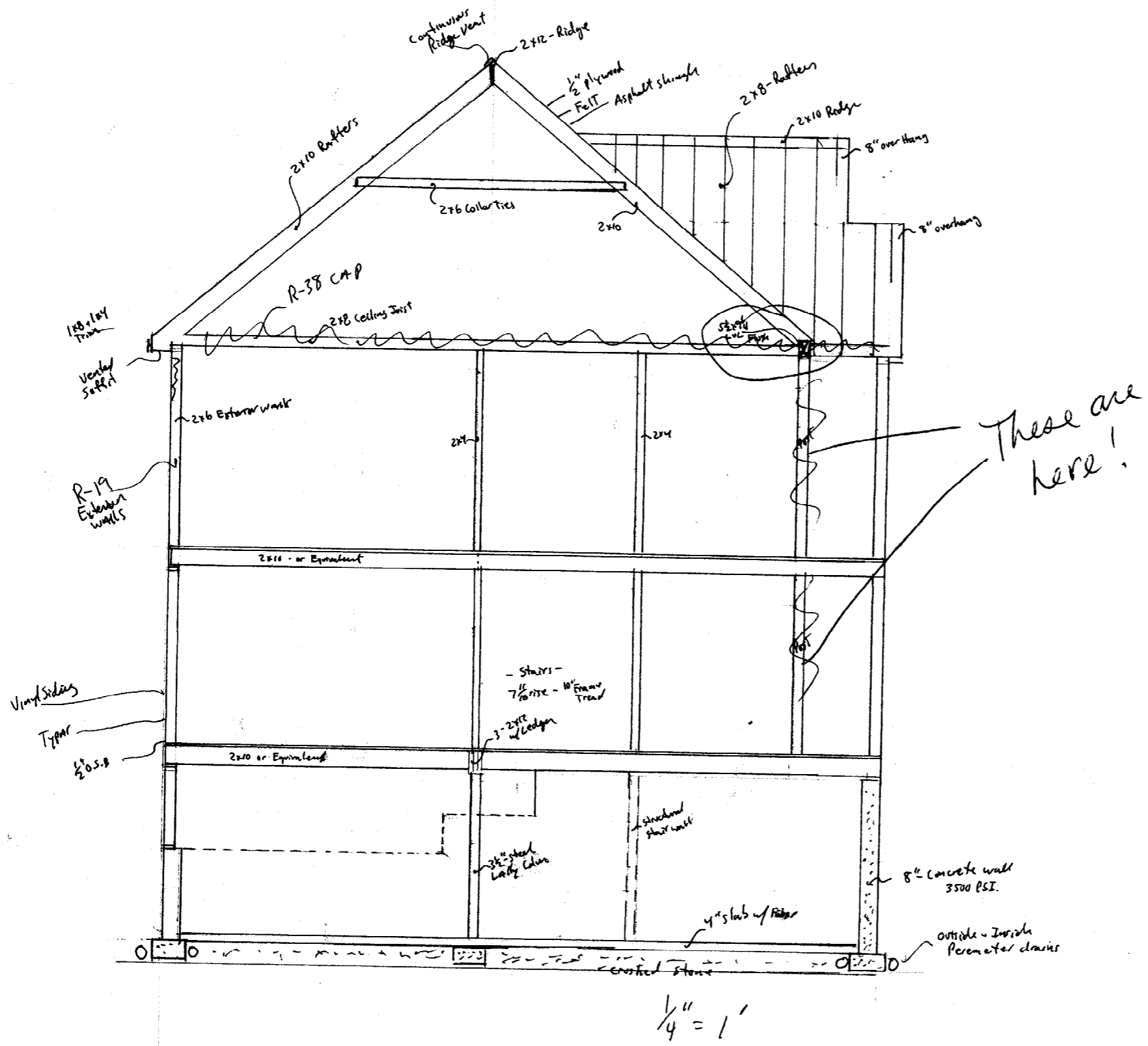
NO.	DATE	REVISIONS	DESCRIPTION

NEW RESIDENCE FOR:
S. S. WYSE BUILDERS, INC. - 893-0857
PORTLAND MAINE

DRAWINGS THIS SHEET
SECOND FLOOR PLAN / SECTION

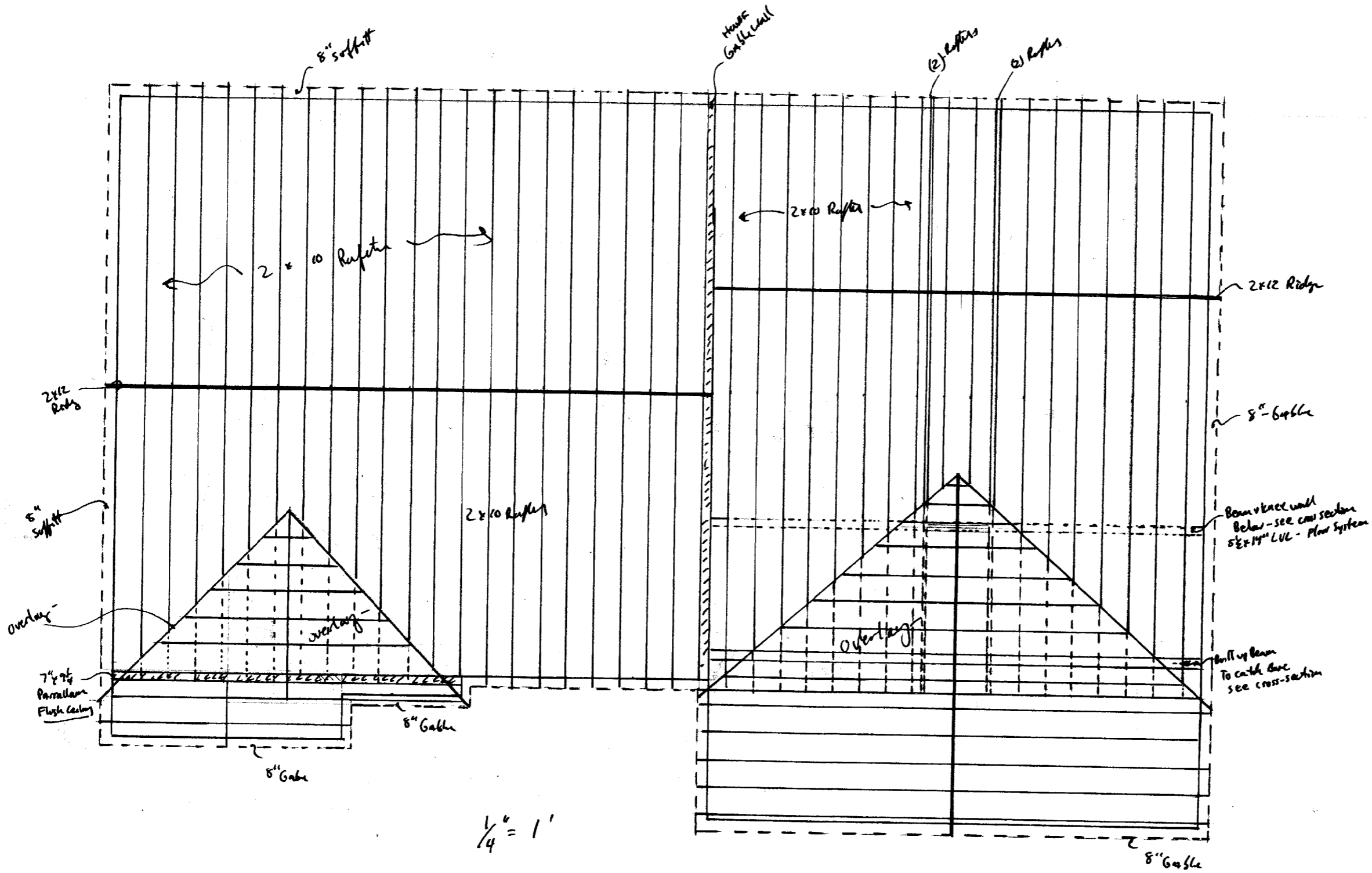
NUMBER	DATE

A3
Page 6



These are here!

J.S. WYSE Builders Inc. -
Lot #4 Northgate Farms
Portland, ME.
Main House Cross Section 1/4" = 1'
893-0857 / 776-5644



J.S. WISE Builders Inc.	
Lot #4 NorthGate Farms	
Portland, ME.	
Roof Plan 1/4" = 1'	9-17-02
893-0857 / 776-5644	