

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: 02-1361	Issue Date: JAN - 3-2003	IBL: 376 A055001
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Location of Construction: Farm House Ln (Lot #5)	Owner Name: Leslie Gordon D &	Owner Address: 1757 Washington Ave	Phone: 329-9723
Business Name: n/a	Contractor Name: Frank D. Grondin Builders	Contractor Address: 5 Webster Road Freeport	Phone: 2072337930
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	Zone: R-3

Past Use: Vacant	Proposed Use: Single Family / Build new 26' x 36' home with 24' x 24' attached garage and 4' x 10' deck <i>not shown anywhere</i>	Permit Fee: \$1,148.00	Cost of Work: \$150,000.00	CEO District: 1
Proposed Project Description: Build New 26' x 36' home with 24' x 24' attached garage and 4' x 10' deck.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: R-3 Type: SB BOCA 99 Signature: <i>[Signature]</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 12/12/2002	Zoning Approval	
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<ol style="list-style-type: none"> 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 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>12/23/02</i>	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



TEMPORARY

Certificate of Occupancy

LOCATION *15-19 Farmhouse Lane*

Issued to *T, S, Wyse Builders*

Date of Issue *5/6/03*

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. *02-1173*, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

*Single Family Dwelling
w/ attached Garage
No Decks*

Limiting Conditions:

Temporary Certificate Expires

This certificate supersedes certificate issued

Approved:

(Signature)

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

5/6/03 Waiting for Jay Reynolds Release

ELECTRICAL PERMIT

City of Portland, Me.



3P

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 2-25-03
 Permit # 2003-4148
 CBL# 376 A055

LOCATION: 5 Farm House Ln. METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER DEAN LESLIE
 TENANT _____ PHONE # _____

TOTAL EACH FEE

Category	Quantity	Description	Unit	Rate	Total
OUTLETS	80	Receptacles			
		Switches	60		
		Smoke Detector	7	.20	29.40
FIXTURES	50	Incandescent		.20	10.80
		Fluorescent			
		Strips	4		
SERVICES	X	Overhead 200 amp	Underground	<800	15.00
		Overhead	Underground	>800	25.00
Temporary Service		Overhead	Underground	TTL AMPS	25.00
METERS		(number of)	1	1.00	1.00
MOTORS		(number of)		2.00	
RESID/COM		Electric units		1.00	
HEATING		oil/gas units	Interior	Exterior	5.00
APPLIANCES	X	Ranges	Cook Tops	Wall Ovens	2.00
		Insta-Hot	Water heaters	Fans	2.00
	X	Dryers	X Disposals	X Dishwasher	2.00
		Compactors	Spa	X Washing Machine	2.00
		Others (denote)			2.00
MISC. (number of)		Air Cond/win			3.00
		Air Cond/cent		Pools	10.00
		HVAC	EMS	Thermostat	5.00
		Signs			10.00
		Alarms/res			5.00
		Alarms/com			15.00
		Heavy Duty(CRKT)			2.00
		Circus/Carnv			25.00
		Alterations			5.00
		Fire Repairs			15.00
		E Lights			1.00
		E Generators			20.00
PANELS		Service	Remote	Main	4.00
TRANSFORMER		0-25 Kva			5.00
		25-200 Kva			8.00
		Over 200 Kva			10.00
				TOTAL AMOUNT DUE	
				MINIMUM FEE/COMMERCIAL	45.00
				MINIMUM FEE	35.00
					662.00

CONTRACTORS NAME JRC Electrical MASTER LIC. # MC 60018304
 ADDRESS 15 Fox Run Rd Falmouth LIMITED LIC. # _____
 TELEPHONE 671-9074

SIGNATURE OF CONTRACTOR [Signature]
 White Copy - Office • Yellow Copy - Applicant

PLUMBING APPLICATION

000 3 805 3
 Department of Human Sciences
 Division of Health Engineering

PROPERTY ADDRESS

Town or Plantation	Portland
Street	
Subdivision Lot #	North Gate Farms

PROPERTY OWNERS NAME

Last:	He	First:	
Applicant Name:		Carl J. Heppelmann	
Mailing Address of Owner/Applicant (If Different)		Seabrook, ME 04679	

0.641

PORTLAND
 Date Permit Issued: 2/27/03
 Local Plumbing Inspector Signature: [Signature]

B362 TOWN COPY
 \$916.00
 L.P.I. # 0641
 If Double Fee Charged

376 A 055

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: [Signature] Date: 2/27/03

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: [Signature] Date Approved: 3/10/03

PERMIT INFORMATION

This Application is for

- NEW PLUMBING
- RELOCATED PLUMBING

Type of Structure To Be Served:

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER - SPECIFY _____

Plumbing To Be Installed By:

- MASTER PLUMBER
 - OIL BURNERMAN
 - MFG'D. HOUSING DEALER/MECHANIC
 - PUBLIC UTILITY EMPLOYEE
 - PROPERTY OWNER
- LICENSE # 14194

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	2	Hosebibb / Sillcock	2	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
OR		Urinal	1	Sink
		Drinking Fountain	3	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	2	Water Closet (Toilet)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator	1	Dish Washer
OR		Dental Cuspidor	1	Garbage Disposal
		Bidet		Laundry Tub
TRANSFER FEE (\$6.00)		Other: _____	1	Water Heater
		Fixtures (Subtotal) Column 2	3	Fixtures (Subtotal) Column 1
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE			2	Fixtures (Subtotal) Column 2
			5	Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

96
106
96

Sebago Technics

Page 1 of 1

Attention: Kevin Carroll

January 27, 2003
02435

Mr. Frank Grondin
Frank Grondin Builders, Inc. LLC
5 Webster Road
Fresport, ME 04032

Lot 5, Northgate Farms

Dear Frank:

This letter is to state that Sebago Technics, Inc., under my supervision, set nails on the concrete footings on January 20, 2003, which represent the outside face of the concrete foundation of a proposed two story residential house located at the intersection of Farm House Lane and Allen Avenue, Portland, Maine as shown on a plan entitled: Site Plan of Lot 5, Northgate Farms, Allen Ave. & Farm House Lane, Portland, Maine" for Frank Grondin Builders, 5 Webster Road, Fresport, Maine by Sebago Technics Inc. (project 02435; and that the building as laid out does conform to the City of Portland current R-3 Zone setback requirements as follows:

25' front yard
20' side yard on a side street
25' rear yard

If you have any questions please contact me.

Sincerely,

SEBAGO TECHNICS, INC.

Matthew W. Ek

Matthew W. Ek, PLS
Project Manager

MWE:mwe/fo

1/21/02 In Backfill ~~OK~~ (OK)

Setbacks & foundation location set by
Delgado technician - letter from
Reid - ok per HSN

3/10/03 Framing/Plumbing/Electrical -
a few plate needed (piston New) Stairs at 10' out
exactly - Egress OK. OK to Cloin

John M

5/1/03 Final inspection
① Protect Romex in ISLANA ② Need
HAND RAILS - ③ Pushing above MICROWAVE ④ Need RISER ON 3.
Sets of stairs ⑤ Need ATTIC light ⑥ Drywall in STORAGE AREA. Set up Reinspection QR

5/5/03 all of above ok - ok for Temp CFO -
waiting for Jay Reynolds at

Permit Nbr 02-1361 Tex93 0 Constr Type New Num1 21361
 Status Open Location of Construction 3-9 Farm House Ln Lot #5 Appl. Date 12/12/2002
 CBL 376 A055001 Permit Type Single Family Issue Date 01/03/2003
 Territory Nbr 1 Estimated Cost \$150,000.00 Date Closed

Comment Date	Comment	Add	Delete	Save	Print
<u>12/27/2002</u>	Need more info on plans - faxed copy of plan review sheets to builder.	<input type="button" value="Add"/>	<input type="button" value="Delete"/>	<input type="button" value="Save"/>	<input type="button" value="Print"/>
<u>01/03/2003</u>	recd required info - ok to issue. Tm				
	Name <u>tmm</u>	Follow Up Date	<input type="text"/>	Completed	<input type="checkbox"/>
	Name <u>gg</u>	Follow Up Date	<input type="text"/>	Completed	<input type="checkbox"/>

CreatedBy gg CreatedDate 12/12/2002 ModBy tmm ModDate 12/27/2002

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 021361

This is to certify that Leslie Gordon D & /Frank D Grondin Builders

has permission to Build New 26' x 36' home with 24' x 24' attached garage and 4x10' deck. *NOT shown on ANY PLANS*

AT 3-9 Farm House Ln (Lot #5) **CBL 376 A055001**

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 lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

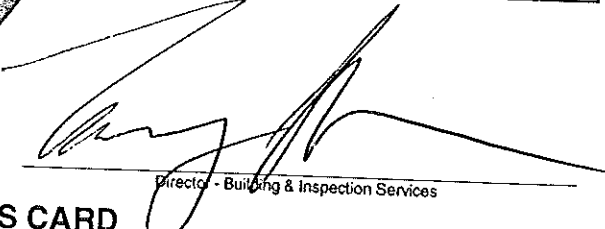
Other _____

PERMIT ISSUED

JAN - 3 - 2003

Department Name _____

CITY OF PORTLAND



Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator
DATE: July 14, 2003
RE: C. of O. for # 7 Farm House Lane, Lot 5
(CBL 376A055) (ID 2002-0248)

Pertaining to #7 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.

Handwritten signature and initials, possibly "KC", in black ink.

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

File: C:\farmhouselot5b.doc

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: May 9, 2003

RE: C. of O. for # 618 Washington Avenue,
Rainbow United Methodist Church
(CBL 376A055) (ID 2002-0248)

Pertaining to #618 Washington Avenue, 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: O:\plan\devreview\618washington2.doc

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

2002-0248
Application I. D. Number
12/10/2002
Application Date

Leslie Gordon D &
Applicant
1757 Washington Ave , Portland , ME 04103
Applicant's Mailing Address

7 Farm House Lane Lot #5
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 329-9723 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

7 Farm House Ln , Portland, Maine
Address of Proposed Site
376 A055001
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) _____

2,251 sq. Ft. 10,359 sq. Ft.
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 12/10/2002

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions See Attached Denied

Approval Date 12/31/2002 Approval Expiration 12/31/2003 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds 12/31/2002
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	_____	<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	

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

2002-0248

Application I. D. Number

12/10/2002

Application Date

Farm House Lane Lot #5

Project Name/Description

Farm House Ln , Portland, Maine

Address of Proposed Site

376 A055001

Assessor's Reference: Chart-Block-Lot

Leslie Gordon D &

Applicant

1757 Washington Ave , Portland , ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 329-9723 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Approval Conditions of DRC

- 1 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.
- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now #7 FARM HOUSE LANE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 7 The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: May 9, 2003

RE: C. of O. for # 618 Washington Avenue,
Rainbow United Methodist Church
(CBL 376A055) (ID 2002-0248)

Pertaining to #618 Washington Avenue, 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: O:\plan\devreview\618washington2.doc

376-A-055

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

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

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

376A 055

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
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May 7, 2003

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7 Farm House Lane
Portland, ME 04103

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Portland, ME 04103

Dear Homeowners:

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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

O:\DRC\farmhouselot4and5.doc

- 1 -

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator
DATE: May 6, 2003
RE: C. of O. for # 7 Farm House Lane, Lot 5
(CBL 376A055) (ID 2002-0248)

021361

Pertaining to #7 Farm House Lane, I have the following comments:

Site work incomplete.

1. Paving
2. Landscaping
3. Loam and Seed
4. Approval of retainer wall from neighbor required.


I anticipate this work can be completed by **July 1, 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: C:\farmhouselot5a.doc

ATTN/CHRIS


City of Portland, Maine - Building or Use Permit

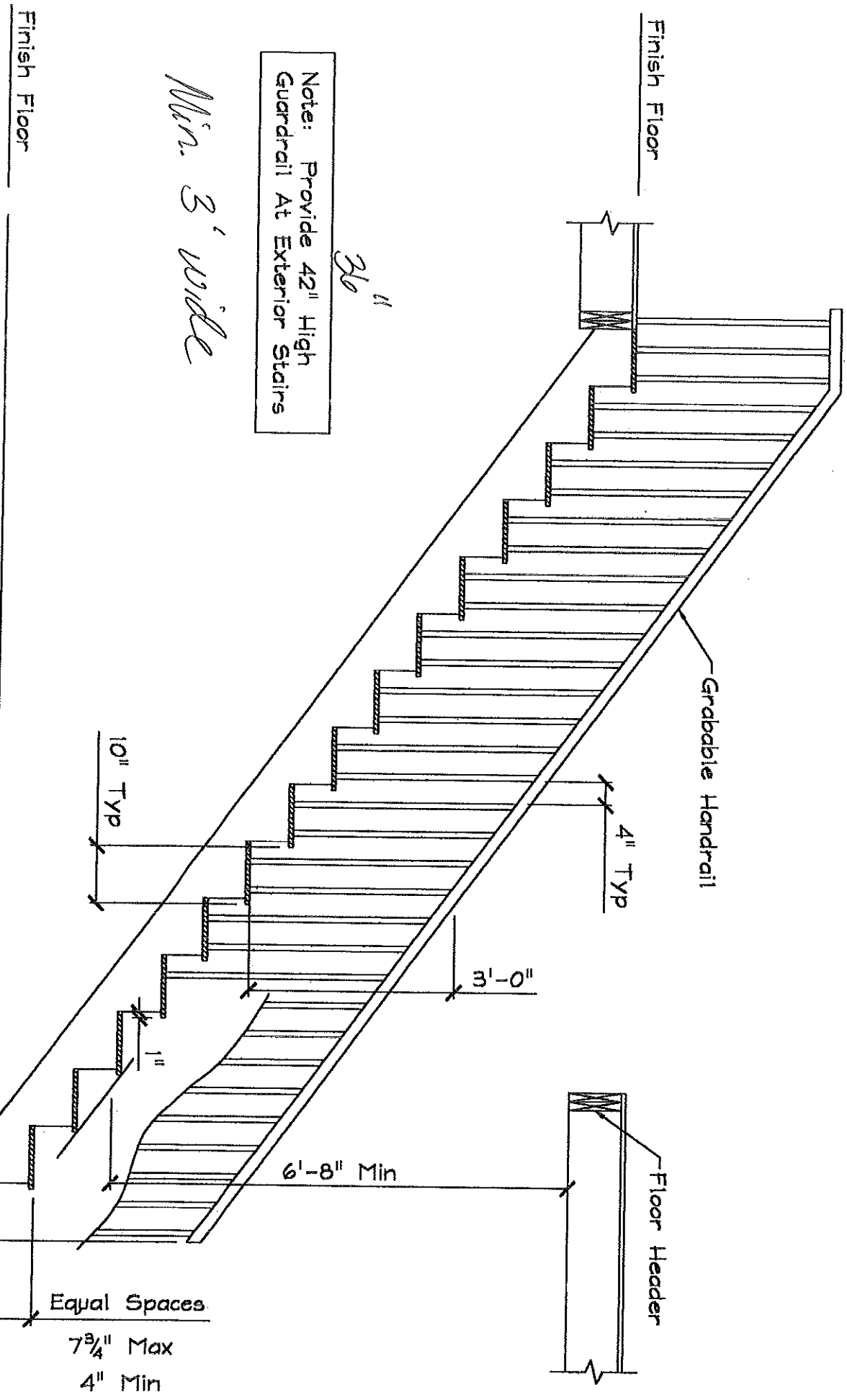
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-1361	Date Applied For: 12/12/2002	CBL: 376 A055001
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Location of Construction: 0 Farm House Ln Lot #5	Owner Name: Leslie Gordon D &	Owner Address: 1757 Washington Ave	Phone: 207-329-9723
Business Name: n/a	Contractor Name: Frank D. Grondin Builders	Contractor Address: 5 Webster Road Freeport	Phone: (207) 233-7930
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	

Proposed Use: Single Family / Build new 26' x 36' home with 24' x 24' attached garage (NO DECK shown on any plans)	Proposed Project Description: Build New 26' x 36' home with 24' x 24' attached garage
---	--

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 12/23/2002
Note: 3-9 Farm House Lane (lot #5)	Ok to Issue: <input checked="" type="checkbox"/>		
1) Separate permits shall be required for future decks, sheds, pools, and/or garages. NO REAR DECKS were shown on any submitted plans, therefore, NO REAR DECKS have been approved. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
Dept: Building	Status: Pending	Reviewer:	Approval Date:
Note:	Ok to Issue: <input type="checkbox"/>		



Note: Provide 42" High Guardrail At Exterior Stairs

Min. 3' wide

TYPICAL STAIR DETAILS

Scale: 1/2" = 1'-0"

Pmt:

 Constr Type:
 Num1:

Permit Nbr:
 Location of Construction:

 Appl. Date:

Status:
 Permit Type:
 Issue Date:

CBL:
 Territory Nbr:
 Estimated Cost:
 Date Closed:

Comment Date:

Comment:

Name:
 Follow Up Date:
 Completed:

CreatedBy:
 CreatedDate:
 ModBy:
 ModDate:

0002 0248

02 1361

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.

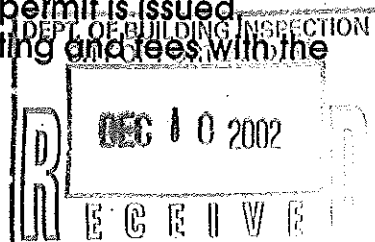
Location/Address of Construction: <u>Lot 5 Northgate Farms Subdivision</u> <u>Farm House</u>		
Total Square Footage of Proposed Structure <u>2251 S.F.</u>	Square Footage of Lot <u>10,359 S.F.</u> <u>Lot # 5 In</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>376 A</u> Block# <u>055</u> Lot# <u>001</u>	Owner: <u>Dean Leslie</u>	Telephone: <u>329 9723</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Frank Grandin Builders</u> <u>5 Webster Rd. Freeport, ME 04032</u> <u>(207) 653-8890</u>	Cost Of Work: \$ <u>150,000</u> Fee: \$ <u>Bldg Fee 1073.00</u> <u>Site Fee 300.00</u>
Current use: <u>Newly furnished residential house lot</u> <u>Vacant 200</u> <u>Call 75.00</u>		
If the location is currently vacant, what was prior use: <u>Raw Land</u> <u>1,448.00</u>		
Approximately how long has it been vacant: <u>100+ years</u>		
Proposed use: <u>Residential house and lot 26' x 36' 24' x 24' 2nd call</u>		
Project description: <u>Construction of New house and attached garage to all current city and national BOCA code Deck 4' x 10'</u>		
Contractor's name, address & telephone: <u>Frank Grandin Builders</u> <u>5 Webster Rd. Freeport, ME 04032</u> <u>(207) 653-8890</u>		
Who should we contact when the permit is ready: <u>Ray Dulac (207) 233-7930</u>		
Mailing address: <u>5 Webster Rd</u> <u>Freeport, ME 04032</u> <u>44 call</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>(207) 233-7930</u>		

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

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

Signature of applicant: <u>[Signature]</u>	Date: <u>10/24/02</u>
--	-----------------------

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



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

2002-0248
Application I. D. Number

12/10/2002
Application Date

Farm House Lane Lot #5
Project Name/Description

Leslie Gordon D &
Applicant
1757 Washington Ave , Portland , ME 04103
Applicant's Mailing Address

Farm House Ln , Portland, Maine
Address of Proposed Site
376 A055001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Applicant Ph: (207) 329-9723 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) _____

2,251 sq. Ft. 10,359 sq. Ft.
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 Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 12/10/2002

Building Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

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

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

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

FROM 1

FAX NO. 17977240

Oct. 11 2002 04:32PM P1

**WARRANTY DEED
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS, that I, JOSEPH S. WYSE of Windham, County of Cumberland, State of Maine for consideration paid, **GRANT** to **GORDON D. LESLIE and HOLLY B. LESLIE** as joint tenants, whose mailing address is 1757 Washington Avenue, Portland, Maine 04103, with **WARRANTY COVENANTS**, land situated in the City of Portland, County of Cumberland, State of Maine 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 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 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 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 in the Plan, including, without limitation, the following:

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.

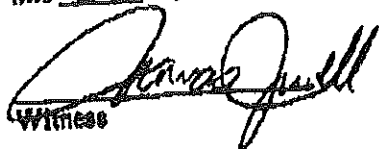
FAX NO. :7977248

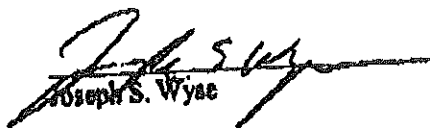
Oct. 11 2002 04:33PM P2

FROM :

BEING the same premises conveyed to the Grantor herein by deed of J. S. Wyse Builders, Inc. dated July 15, 2002 and recorded in the Cumberland County Registry of Deeds in Book 17843, Page 220.

IN WITNESS WHEREOF, Joseph S. Wyse has hereunto set his hand and seal this 3rd day of October, 2002.


Witness



Joseph S. Wyse

STATE OF MAINE
CUMBERLAND, ss.

October 3, 2002

Personally appeared the above named Joseph S. Wyse and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Attorney at Law
Thomas Jewell

Applicant: Frank Grondin

Date: 12/23/02

Address: 3-9 Farm House Lane (H/S) C-B-L: 376-A-55

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Development #02-1361 Regular Subdivision

Zone Location - R-3

Interior on corner lot of Allen Ave

Proposed Use/Work - Construct new single family colonial with attached garage 26 x 36' 24 x 24' 6 x 22' front porch

Sewage Disposal - City

Lot Street Frontage - 50' req - ~ 102.54' shown No Rear Deck

Front Yard - 25' min req - 26.23' given

Rear Yard - 25' min req - 26' scaled

Side Yard - (2 Story) 14' req - 25' scaled

CEO Check

Side Yard on side st - 20' req - 20.5' scaled

Projections - rear bulkhead 4.5 x 6.5' - 6 x 22' front porch - No Rear Deck

Width of Lot - 75' req - 100' + shown Shown Anywhere

Height - 35' MAX - 25.5' scaled

Lot Area - 6,500 sq ft - 10,359 sq ft per assessors

Lot Coverage/ Impervious Surface - 25% MAX = 2589.75 sq ft MAX

Area per Family - 6,500 sq ft

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

Loading Bays - N/A

Site Plan - minor/minor # 2002-0248

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 Zone F

26 x 36	=	936
24 x 24	=	576
4.5 x 6.5	=	29.25
6 x 22	=	132
Total		1673.25

Access only from Farm House Lane only - not from Allen Ave
That is what is being shown

City of Portland
INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Phone: (207) 874-8703 or 874-8693
Fax : (207) 874-8716

FAX TRANSMISSION COVER SHEET

Date: 12/27/02

To: Frank

Fax: 856-2825

Re: 39 Farmhouse Ln

Sender: Tammy Munson

874-8706

YOU SHOULD RECEIVE 4 PAGE(S), INCLUDING THIS COVER SHEET.

IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL 874-8693 or 874-8703.

3-9 Farm House Ln.

02-1361

Fax # 856-2825



Soil type/Presumptive Load Value (Table 401.4.1)		
Component	Plan Reviewer	Inspection/Date/Findings
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	OK / 8" wall - 2 stricks need to be 10"	OK
Foundation Drainage Dampproofing (Section 406)	Not Shown	OK
Ventilation (Section 409.1) Crawls Space ONLY	N/A	
Anchor Bolts/Straps (Section 403.1.4)	Not Shown	OK
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	OK	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	4-2x12 - 7'6"	OK
Sill/Band Joist Type & Dimensions	OK	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	OK	
Second Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	OK	



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Leslie Gordon D & /Frank D. Grondin Builders
LOCATION 3-9 Farm House Ln Lot #5 CBL 376 A055001
Date of Issue 05/06/2003

This is to certify that the building, premises, or part thereof, at the above location, built -- altered -- changed as to use under Building Permit No. 02-1361, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Single Family Dwelling w/ attached garage no decks.
Use Group: R-3
BOCA: 1999 Type: 5-B

Limiting Conditions:

Temporary Certificate, work to be completed by July 1, 2003

SEE ATTACHED MEMO *(Signature)*

This certificate supersedes certificate issued

Approved:

5/6/03
(Date)
Inspector
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspections

Dec. 10 2002

Received from Frank D. Harding Builders

Location of Work Sub # 5 Farm House III

Cost of Construction \$ _____
Permit Fee \$ _____
Bldg Fee 1073.00
Site Fee 300.00
COP 75.00
\$ 1448.00

Building (I1) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other _____

CBL: 376 A055

Check #: 3453

Total Collected \$ 1,448.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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

Handwritten signature

(Table 602.3(1) & (2))	Not shown	OK
Private Garage Section 309 and Section 407 1999 BOCA) Living Space? <i>Yes - Above</i> (Above or beside) <i>Be side</i>		
Fire separation	→ Not shown	OK
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	Not shown	OK
Egress Windows (Section 310)	Not shown	OK
Roof Covering (Chapter 9)	Not shown	OK
Safety Glazing (Section 308)	Not shown - need safety in bath	OK
Attic Access (BOCA 1211.1)	Not shown	OK
Draft Stopping around chimney	" "	OK

Exterior			
Treads and Risers (Section 314)	Not shown		OK
Width	"	"	
Headroom	"	"	
Guardrails and Handrails (Section 315)	"	"	
Smoke Detectors Location and type/Interconnected	Not shown		OK
Plan Reviewer Signature			

See Chimney Summary Checklist