

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: 02-1361	Issue Date: JAN - 3 - 2003	EBL: 376 A055001
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Location of Construction: 3-9 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:		Signature:	
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: gg	Date Applied For: 12/12/2002	Zoning Approval	
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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 <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

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

Delete	Schedule Inspection	Add	Find	Print Permit	Print C of O	Print Insp	Taxes Due	Close
Pmt	Text93	0	Constr Type	New	Num1	21361	Permit Nbr	02-1361
Location of Construction	3-9	Farm House Ln Lot #5	Appl. Date	12/12/2002	Issue Date	01/03/2003	Status	Open
Permit Type	Single Family	Estimated Cost	\$150,000.00	Date Closed			CBL	376 A055001
Territory Nbr	1							

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.

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.

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

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

Rob P. Dulac
Signature of applicant/designee

1/3/03
Date

[Signature]
Signature of Inspections Official

1/3/03
Date

CBL: 376-A-55 Building Permit #: 02-1361

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 021361

Please Read Application And Notes, If Any, Attached

This is to certify that Leslie Gordon D & /Frank D. Dondin B
has permission to Build New 26' x 36' home with 4' x 24' attached garage and 10' deck *not shown on any plans*
AT 3-9 Farm House Ln (Lot #5) 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 altered or otherwise closed-in. 2 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
CITY OF PORTLAND

[Signature]
Director - Building & Inspection Services

QUALITY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

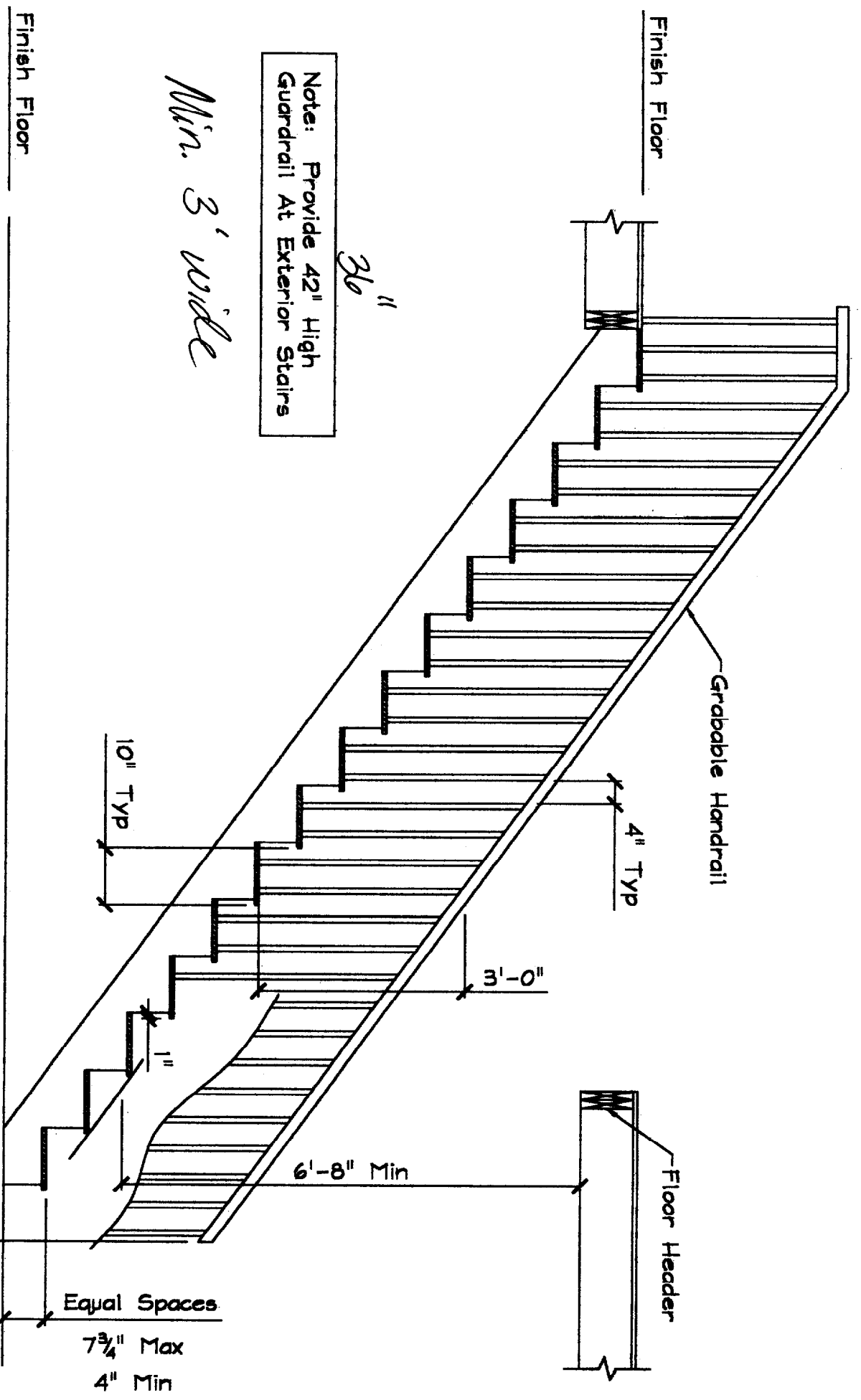
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

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
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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"

Created By	99	Created Date	12/12/2002	Modified By	tm	Modified Date	12/27/2002											
Permit Nbr	02-1361	Location of Construction	3-9	Form House Ln Lot #5	Permit Type	Single Family	Status	Hold	CBL	376 A055001								
Permt		Tax93	0	Const Type	New	Num1	21361	Permit Nbr	02-1361	Location of Construction	3-9	Form House Ln Lot #5	Permit Type	Single Family	Status	Hold	CBL	376 A055001
Comment Date	12/27/2002	Comment		Completed	<input type="checkbox"/>	Follow Up Date		Name	tm									
Need more info on plans - faxed copy of plan review sheets to builder.																		

002 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.

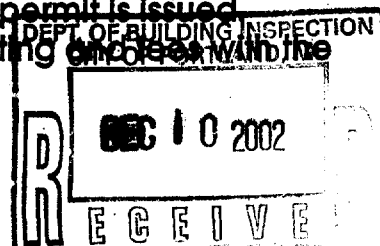
Location/Address of Construction: <u>Lot 5 Northgate Farms Subdivision</u> <u>Farm House</u>		
Total Square Footage of Proposed Structure <u>2251 S.F.</u>	Square Footage of Lot <u>10,359 S.F.</u>	<u>Lot # 5 In</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>376 A 055 001</u>	Owner: <u>Dean 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</u> <u>(207) 653-8890</u> <u>04032</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 formed residential house lot</u>	<u>Vacant 200</u>	<u>175.00</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</u>	<u>26' X 36'</u>	<u>24 X 24</u> ^{2 cal}
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 cal</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>
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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 review 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

Acreeage of Site

Zoning

Check Review Required:

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

Fees Paid: Site Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 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 :

FAX NO. 17977249

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.

FROM :

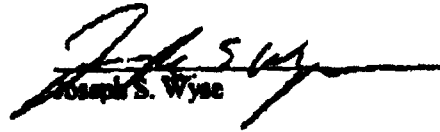
FAX NO. :7977248

Oct. 11 2002 04:33PM P2

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 Grandin

Date: 12/23/02

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

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Development #02-1361 Regular Subdivision

Zone Location - R-3

Interior or corner lot of Allen Ave

26 x 36'

24 x 24

Proposed Use/Work - construct new single family colonial with attached garage

6 x 22' front porch

Sevage Disposal - city

Lot Street Frontage - 50' req - ~ 102.54' shown

No rear Dead

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 Dead

Shown Anywhere

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

Height - 35' MAX - 29.5' 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 # 2002-02AB

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
Other	=	
		<u>1673.25 sq ft</u>

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: 3-9 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.

Fax # 856-2825

02-1361

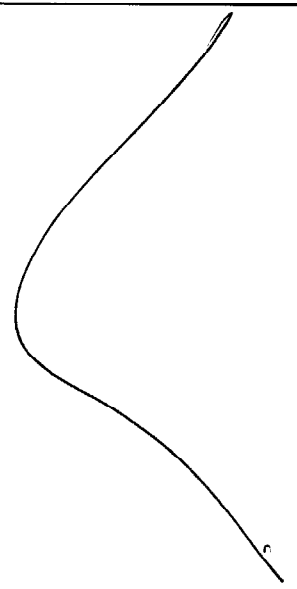
3-9 Farmhouse Ln.

Soil type/Presumptive Load Value (Table 401.4.1)	Component	Plan Reviewer	Inspection/Date/Findings
STRUCUTRAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	Foundation Drainage Dampproofing (Section 406)	D/A	Not shown OK OK
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	OK	OK
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	Sill/Band Joist Type & Dimensions	OK	OK
Second Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))		OK	

*

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	2x6-5 NOT adequate	OK
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	OK	OK
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	OK	OK
Fastener Schedule (Table 602.3(1) & (2))	Not shown	OK
Private Garage Section 309 and Section 407 1999 BOCA) Living Space? YES - Above + (Above or beside) Beside 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

See Chimney Summary Checklist

Header Schedule		
OK	not shown	Type of Heating System
OK		Stairs Number of Stairways: 4 Interior: 3 Exterior: 1 Treads and Risers (Section 314) Width: 11 Headroom: 11 Guards and Handrails (Section 315): 11
OK	not shown	Smoke Detectors Location and type/Interconnected
		Plan Reviewer Signature