

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

PERMIT ISSUED

Permit Number: 060332
APR 10 2006

CITY OF PORTLAND

This is to certify that WOLF JAMES M/Dwight J. Kett
 has permission to Build a 26' x 32' new single family home / 3 bedroom house
 AT 90 RUBY LN LOT # 4 L 341 H017001

provided that the person or persons who receive or accept this permit shall comply with all of the provisions of the Statutes of the State 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 proceeds before this building or part thereof is occupied or closed-in. 4 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

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

Jeannie Bourke 4/6/06
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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: 06-0332	Issue Date: APR 10 2006	CBL: 341 HC17001
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Location of Construction: 90 RUBY LN <i>Lot # 4</i>	Owner Name: WOLF JAMES M	Owner Address: PO BOX 10127	Phone:
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone: 2077728629
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R3

Past Use: Vacant Land	Proposed Use: Single Family Home/ Build a 26' x 32' new single family home w/3 bedroom house	Permit Fee: \$1,239.00	Cost of Work: \$127,000.00	CEO District: 5
Proposed Project Description: Build a 26' x 32' new single family home w/3 bedroom house		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRL-2003</i> Signature: <i>JMB 4/6/06</i>
		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: Idobson	Date Applied For: 03/10/2006	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 <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>Panel 7 - Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2006-0048</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>Ok w/ conditions</i> Date: <i>3/16/06 ABM</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 Landmar <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 <i>ABM</i> >ate: _____
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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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0332	Date Applied For: 03/10/2006	CBL: 341 H017001
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(Location of Construction: 90 RUBY LN Lot #4	Owner Name: WOLF JAMES M	Owner Address: PO BOX 10127	Phone:
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone (207) 772-8629
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home/ Build a 26' x 32' new single family home w/3 bedroom house	Proposed Project Description: Build a 26' x 32' new single family home w/3 bedroom house
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/16/2006

Note: **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages
- 3) 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:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 04/06/2006

Note: **Ok to Issue:**

- 1) The 2nd floor LVL's must point load down to the foundation footing pads
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 03/29/2006

Note: **Ok to Issue:**

- 1) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 2) A sewer permit is required for your 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.
- 3) 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.
- 4) 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.
- 5) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 03/29/2006

Note: **Ok to Issue:**

Comments:

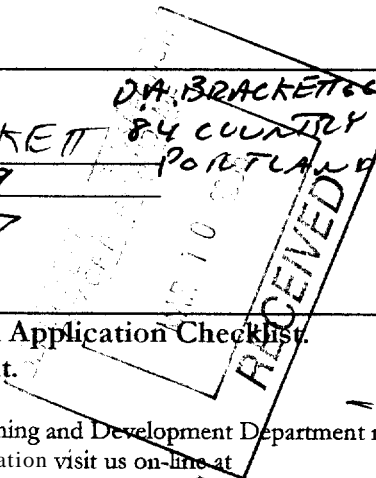
04/04/2006-GG: received revised and approved site plan. /gg



General 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 RUBY LANE</u>		
Total Square Footage of Proposed Structure <u>1,500 SQF</u>		Square Footage of Lot <u>9,958 SQ.FT.</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>341 H017</u>	Owner: <u>JAMES WOLF</u> <u>OAK RIDGE DEVELOPMENT</u>	Telephone: <u>773-4988</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>D.A. BRACKETT CO INC,</u> <u>84 COUNTRY LANE</u> <u>PORTLAND ME 04103</u>	cost Of Work: \$ <u>12,700.00</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>VACANT</u> If vacant, what was the previous use? <u>VACANT LAND</u> Proposed Specific use: <u>SINGLE FAMILY HOUSE</u>		
Project description: <u>26 X 32 - 2 STORY SINGLE FAMILY 3 BED ROOM HOUSE</u>		
Contractor's name, address & telephone: <u>D.A. BRACKETT CO INC</u> <u>84 COUNTRY LANE</u> <u>PORTLAND ME 04103</u>		
Who should we contact when the permit is ready: <u>DWIGHT BRACKETT</u> Mailing address: _____ Phone: <u>772-8629</u> <u>756-0687</u>		



Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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: [Signature] Date: 3/8/06

This is not a permit; you may not commence ANY work until the permit is issued.

4/6/86

902~~2~~ Ruby Ln Lot # 4 341-H-17

As reviewed for 102 Ruby Ln Lot 7 05-0291

05-0332

DR 2006-0048

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Component	Submitted Plan	Findings Revisions Date
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1)), (Section R403.1 & R403.1.4.1)	10" X 16"	OK
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Tar, drain fabric	OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	Windows	OK
Anchor Bolts/Straps, spacing (Section R403.1.6)	5/8 x 12" 3' o.c. @ corner	OK
Lally Column Type (Section R407)	3 1/2 conc.	OK/05
Girder & Header Spans (Table R 502.5(2))	7' floor	3-2X12 Per. D.B
Built-Up Wood Center Girder Dimension/Type	3-2X10 7'6" max span	Span 8'10 OK
Sill/Band Joist Type & Dimensions	2x6 DT	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" o.c.	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x16 16" o.c.	OK
Attic or additional floor joist species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x8 16" o.c.	OK

2

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	4'12" / 12'12" 2x10 / 2x8 16" o.c.	OK Per D.B.	
Sheathing; Floor, Wall and Roof (Table R503.2.1.1(1))	3/4" T&G, 7/16", 5/8"	OK	
Fastener Schedule (Table R602.3(1) & (2))	? ?	OK Per D.B.	(3)
Private Garage (Section R309) Living Space? (Above or beside)	N/A		
Fire separation (Section R309.2)	N/A		
Opening Protection (Section R309.1)	N/A		
Emergency Escape and Rescue Openings (Section R310)	5'7" ea Bedroom	OK	
Roof Covering (Chapter 9)	Asphalt	OK	
Safety Glazing (Section R308)	N/A		
Attic Access (Section R807)	? 22x30	Per D.B.	(4)
Chimney Clearances/Fire Blocking (Chap. 10)	2" air space / draft stop ≤ 3' 3-2x6 ≤ 5' 8 3-2x10 ≤ 4' 6" 3-2x8 ≤ 7' 3-2x12	OK	
Header Schedule (Section 502.5(1) & (2))	R-19 walls, R-38 ceiling	? LVL 2nd fl	condition Per D.B. (5)
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, Factor Fenestration	1st Floor ? w Factor (30) 19 Floor	Per D.B.	(6)

Type of Heating System

FHW 151 7

85-90%

OK

(7)

MEANS OF EGRESS (Sec R311 & R312)

Basement

Bulkhead

Number of Stairways

4

Interior

2

Exterior

2

Treads and Risers
(Section R311.5.3)

73/4

OK

Width (Section R311.5.1)

10" net
3' min

Headroom (Section R311.5.2)

6'8"

Guardrails and Handrails
(Section R312 & R311.5.6 - ~~1.5.6.3~~ 1.5.6.3)

34" graspable ~~34"~~ 4"

Smoke Detectors (Section R313)
Location and type/Interconnected

Recode

OK

Dwelling Unit Separation (Section ~~1207~~ 7) and
IBC - 2003 (Section 1207)

N/A

Deck Construction (Section R502.2.1)

2x8 16" O.C.
2x10 Beams 6' span
42" deck rails - notes
44"

OK

Permit Number
Checked By/Date



Generated by REScheck Package Generator
Compliance Certificate

Project Title: 61 Ruby Lane Lot 13

Energy Code: **2003 IECC**
 Location: Portland, Maine
 Construction Type: **Single Family**
 Window-to-Wall Ratio: **0.15**
 Heating Degree Days: **7378**

of 61 Lot #15
of 102 Lot #1
90 Lot #4

Report Date:

Date of Plans:

Project Information:

Builder Information:
 Dwight Brackett

Project Notes:

Compliance: Passes

Assembly	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor
Ceiling:	38.0	0.0	
Wall:	19.0	0.0	
Window:			0.300
Door:			0.350
Floor:	19.0	0.0	
Furnace: : 80 AFUE			

Statement of Compliance: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2003 IECC requirements in the REScheck Package Generator and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Builder/Designer

Company Name

Date

Applicant: James Wolf
Oak Ridge Development
Address: 90 Raby Lane
(Lot #4 Oak Ridge)

Date: 3/14/06

C-B-L: ~~341~~ - H - 17
Permit # 06-0332

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R3

Interior r corner lot -

*Proposed Use/Work - new single family - 2 story 26' x 32' -

Sewage Disposal - City

Lot Street Frontage - 50' min - 76.08' given

Front Yard - 25' min - 31' scaled from steps

Rear Yard - 25' min - 61' scaled from deck

Side Yard - 1 1/2 story 8' right - 20' scaled
2 stories 14' left - 22.5' scaled

Projections - 8x12 deck, 4x2 stairs, 5x7 side entry, 6x6 front entry, 5.5' x 6' bulkhead

Width of Lot - 65' min - 75' scaled

Height - 35' max - 21.25

Lot Area - 6,500 sq ft min - 9,958 sq ft given

Lot Coverage Impervious Surface - 35% 3485.3

Area per Family - 6,500 sq ft

Off-street Parking - 2 spaces required - 2 shown

Loading Bays - N/A

Site Plan - minor/minor 2006-0048

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - Zone X

$$\begin{aligned} 32 \times 26 &= 832 \\ 8 \times 12 &= 96 \\ 4 \times 2 &= 8 \\ 5.33 \times 6 &= 31.98 \\ 5 \times 7 &= 35 \\ 6 \times 6 &= 36 \end{aligned}$$

OK

1038.98

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

2006-0048
Application I. D. Number

Wolf James M
Applicant

Po Box 10127, Portland, ME 04104
Applicant's Mailing Address

Dwight Brackett
Consultant/Agent

Agent Ph: (207)772-8629 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Marge Schmuckal

3/1012006
Application Date

Single Family Home
Project Name/Description

90 - 90 Ruby Ln, Portland, Maine
Address of Proposed Site

341 H017001
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) _____

1500 Sq Ft 9958
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 311312006

Zoning Approval Status:

Reviewer _____

- Approved
- Approved w/Conditions See Attached
- Denied

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

Condition Compliance _____
signature date

Performance Guarantee Required* Not Required

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

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

From: Jay Reynolds
To: Single Family Signoff
Date: 3/29/2006 9:49:21 AM
Subject: 90 Ruby Lane, Lot 4 Oak Ridge Subdivision

CBL ~~341~~H017,
Approvals with conditions have been entered in urban insight for this application.

Jay Reynolds
Development Review Coordinator
City of Portland Planning Division
(207)874-8632
jayjr@portlandmaine.gov

JAMES M. WOLF
P.O. BOX 10127
PORTLAND, ME 04104
TEL. 207-773-4988
FAX 207-773-6875

March 9, 2006

City of Portland
389 Congress Street
Portland, ME 04101

RE: Lot 4, Ruby Lane, Portland, ME
Tax Map 341, Block H, Lot 17

To Whom it may concern:

As the owner of Lot 4 Ruby Lane in Portland, I hereby give permission to Dwight Brackett to apply for a building permit to begin work on tax map 341, Block H, Lot 17.

If you have any questions, please contact me at 773-4988.

Very Truly Yours,


James M. Wolf
Diversified Properties
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