

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Permit Number: 060850

Please Read Application And Notes, if Any, Attached

**PERMIT ISSUED**  
JUL 26 2006

This is to certify that ROYAL RIVER DEVELOPMENT CORPORATION / Customer Built

has permission to Build a new 24' x 40'

AT 81 RUBY LN L 341 H019001

provided that the person or persons who 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 procured 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 \_\_\_\_\_  
DepartmentName

*[Signature]*  
7/25/06  
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 No: 06-0850	Issue Date:	CBL: 341 H019001
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Location of Construction: 81 RUBY LN	Owner Name: ROYAL RIVER DEVELOPMENT	Owner Address: 35 MAIN ST	<b>PERMIT ISSUED</b> Phone: [Redacted] <b>JUL 26</b> Phone: 2073100079	
Business Name:	Contractor Name: Custom Built Homes of Maine, Inc.	Contractor Address: 35 Main Street Windham		
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: <b>R-3</b>	
Current Use: Vacant Land	Proposed Use: Single Family Home/ Build a new 24' x 40' - <i>no rear Deck no Daylight Basement</i>	Permit Fee: \$1,086.00	Cost of Work: \$110,000.00	CEO District: 5
Proposed Project Description: Build a new 24' x 40'		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>		INSPECTION: Use Group: <b>R-3</b> Type: <b>SB</b> <b>IRC 2003</b> Signature: <i>[Signature]</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 06/09/2006	<b>Zoning Approval</b>
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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 <input type="checkbox"/> Flood Zone <i>Panel 7 Zone X</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan # 2006-0106 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: <i>ok with conditions 6/20/06</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: <i>[Signature]</i>
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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.

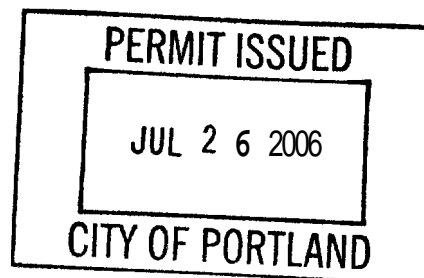
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 06-0850	<b>Date Applied For:</b> 06/09/2006	<b>CBL:</b> 341 H019001
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<b>Location of Construction:</b> 81 RUBY LN	<b>Owner Name:</b> ROYAL RIVER DEVELOPMENT	<b>Owner Address:</b> 35 MAIN ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Custom Built Homes of Maine, Inc.	<b>Contractor Address:</b> 35 Main Street Windham	<b>Phone:</b> (207) 310-0079
<b>Applicant/Owner/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	
<b>Proposed Use:</b> Single Family Home/ Build a new 24' x 40'		<b>Proposed Project Description:</b> Build a new 24' x 40'	



81 Ruby Ln

341-H-019

#06-0850

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)	Submitted Plan	Findings
Component	Submitted Plan	Revisions
Date		
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), Section R403.1 & R403.1(1))	8x16 Footing 7' Below - OK	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	OK - noted	
Ventilation/Access (Section R408.1 & R408.3) Crawl Space ONLY	N/A	
Anchor Bolts/Straps (Section R403.1.6)	1/2" Anchors - 6" o.c.	
Lally Column Type (Section R407)	3-2x10's - carry and floor - OK	
Girder & Header Spans (Table R502.3.1)	8'-0" Max. Span.	
Built-Up Wood Center Girders Dimension/Tone	"	
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	4x6 PT SILL	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x8-16" o.c. 12' span - OK	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	N/A	

#06-0850

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))	TRUSSES	
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	5/8 Roof 7 1/4 walls / 3/4 7 1/2 floor	
Sheathing; Floor, Wall and roof (Table R802.3.1(1))	PER ILLC	
Fastener Schedule (Table R602.3(1) & (2))		
<b>Private Garage</b> (Section R309) Living Space? (Above or beside)	N/A	
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)		
Emergency Escape and Rescue Openings (Section R310)	4060	
Roof Covering (Chapter 9)	A-5 in batt	
Safety Glazing (Section R308)	N/A	
Attic Access (Section R807)	22"x24" shown	
Chimney Clearances/Fire Blocking (Chap. 10)	2" shown - condition	
Header Schedule (Section 502.5(1j) & (2))	OK - Header shown OK for 1 story house	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-38 Roof R-19 walls R-19 floor	

U-value? 0.32 - OK

#06-0850

Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312)		Boiler
Basement		
Number of Stairways		
Interior		
Exterior		
Treads and Risers (Section R311.5.3)	T-10" R-7 3/16" OK	
Width (Section R311.5.1)	36" +	
Headroom (Section R311.5.2)	6'-8"	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	Handrail 34" OK / 36" Guard 9" space balusters	
Smoke Detectors (Section R313)		
Location and type/Interconnected		OK - noted
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)		N/A
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)		
Deck Construction (Section R502.2.1)	Porch / Deck framing?	

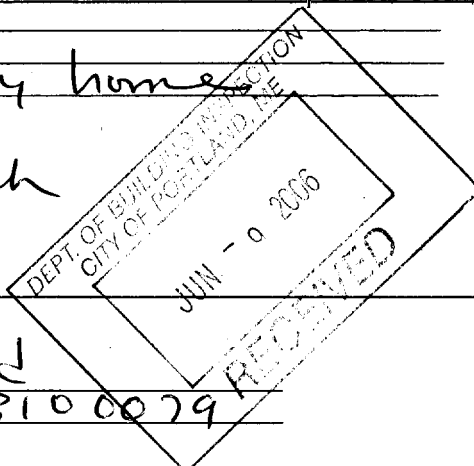
2



# 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 17 Ruby Ln. (Oakridge Subdivision)</u>		
Total Square Footage of Proposed Structure <u>960</u>	Square Footage of Lot <u>8500</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>341</u> Block# <u>H</u> Lot# <u>19</u>	Owner: <u>Custom B.H. Homes of ME</u> <u>35 Main St</u> <u>Windham ME 04062</u>	Telephone: <u>INC 892 3149</u> <u>Ted</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Same as above</u>	Cost Of Work: \$ <u>110000</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>RAW LAND</u>	If vacant, what was the previous use? _____	
Proposed Specific use: <u>Single Family Home</u>	Project description: <u>New 24 x 40 Ranch</u>	
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Ted</u> Mailing address: <u>35 Main St.</u> <u>Windham ME 04062</u> Phone: <u>310 0079</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](http://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: <u>[Signature]</u>	Date: <u>6/9/06</u>
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**This is not a permit; you may not commence ANY work until the permit is issued.**

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

Zoning Copy

2006-0106

Application I. D. Number

6/9/2006

Application Date

Single Family Home

Project Name/Description

Custom Built Homes of Maine

Applicant

27 Main St, Windham, ME 04062

Applicant's Mailing Address

Ted

Consultant/Agent

Applicant Ph: 892-3149

Applicant Fax: 892-1383

Applicant or Agent Daytime Telephone, Fax

81 - 81 Ruby Ln, Portland, Maine

Address of Proposed Site

341 H019001

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) \_\_\_\_\_

8500

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Site Plan<br>(major/minor)         | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Pla \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 6/9/2006

Zoning Approval Status:

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions  
See Attached  Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets  
Attached

Condition Compliance \_\_\_\_\_  
signature date

Performance Guarantee  Required.  Not Required

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

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____  | _____           |
|   | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____  |                 |
|   | date           | amount   |                 |
| <input type="checkbox"/> Building Permit Issue              | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____          | _____  | _____           |
|   | date           | remaining balance                                  | signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____          | <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:** Jay Reynolds  
**To:** Single Family Signoff  
**Date:** 6/30/2006 10:05:17 AM  
**Subject:** 81 Ruby Lane

341H019,  
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

Applicant: Custom Built Homes Date: 6/28/06  
 Address: 81 Ruby LN (lot #17) C-B-L: 341-H-019  
 OAK Ridge Development  
 CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

#06-0850

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - TO construct new 24' x 40' Ranch  
 NO REAR Deck  
 NO Daylight Basement

Sevage Disposal - City

Lot Street Frontage - 50' min - 85' shown

Front Yard - 25' min - 35' to foundation

Rear Yard - 25' min - 35' to foundation

Side Yard - 8' min - 12' & 32.5' scaled

Projections - 1 story REAR 5' x 6' Bulkhead - Front 4 x 5 stoop, stairs - Side 4' x 4' stoop, stairs

Width of Lot - 65' min - 85' shown

Height - 45' MAX

Lot Area - 6,500 sq ft min - 8,500 sq ft given

Lot Coverage/ Impervious Surface - 35% MAX or 2975 sq ft MAX

Area per Family - 6,500 sq ft min

condition shall extend parking to 38'  
 Off-street Parking - 2 pkg spcs req - 2 shown

Loading Bays - N/A

Site Plan - # 2006-0106

Shoreland Zoning/ Stream Protection - N/D

Flood Plains - panel 7 - Zone X

25' NO CUT Zone in REAR

24 x 40 =	960
4 x 4 =	16
4 x 5 =	20
5 x 6 =	30
<b>Total</b>	<b>1026 sq ft</b>

STATUTORY WARRANTY DEED

**Oak Ridge Development, Inc.**, a Maine corporation with a principal place of business in the City of Portland, County of Cumberland and State of Maine,

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

**Royal River Development Corporation**, a Maine corporation with a principal place of business and mailing address of 35 Main Street, Windham, Maine 04062,

Two (2) certain lots or parcels of land, with the buildings and improvements thereon, situated on the westerly side of Plymouth Street, formerly known as Colonial Avenue, in the City of Portland, County of Cumberland and State of Maine, being more particularly described as Lots 17 and 18 on Plan of Oak Ridge Subdivision dated July 2004, and recorded in the Cumberland County Registry of Deeds in Plan Book 205, Page 145, as amended and revised through November 9, 2004 by plan entitled "Subdivision Plan, Oak Ridge Subdivision, Plymouth Street, Portland, Maine, made for Oak Ridge Development, Inc." dated July 2004, and recorded in Plan Book 205, Page 499.

Being a portion of the premises conveyed to Grantor herein by deed of Diversified Properties, Inc. dated May 21, 2004, and recorded at the Cumberland County Registry of Deeds in Book 21308, Page 199. .

Excepting and reserving to Grantor, its successors and assigns, all right, title and interest that the Grantor may have in and to the fee interest in "Ruby Lane" and the parcel extending from said Ruby Lane to Plymouth Street labeled "N/F Oak Ridge Development 21308/199 5,601.18sq. ft" as shown on the Plans. The purpose of this reservation is to preserve Grantor's right in and to such ways pursuant to 23 M.R.S.A. §3031(4) and 33 M.R.S.A. §460 et seq., together with the right to convey said Ruby Lane and rights of way, to the City of Portland or the Oak Ridge Homeowners Association, at Grantor's sole discretion.

Grantee covenants and agrees as part consideration of this transaction that this conveyance is made subject to and together with restrictions, covenants, easements, and conditions as set forth in the Declaration of Covenants, Restrictions and Easements dated March 22, 2005, and recorded at said Registry in Book 22543, Page 221, as amended by First Amendment to Declaration of Covenants, Restrictions, and Easements dated October 18, 2005, and recorded at said Registry in Book 23284, Page 262, and any further amendments of record, and such rights and easements granted to the Portland Water District in an instrument dated April 11, 2005, and recorded at said Registry in Book 22541, Page 109; and such rights, requirements, reservations, and

MAINE REAL ESTATE TAX PAID

easements as set forth in Drainage Easement and Turnaround Easement dated April 14, 2005, and recorded at said Registry in Book 22543, Pages 235 and 237, respectively.

This conveyance is further subject to such state of facts as shown or depicted on plan entitled "Standard Boundary Survey of Land in Portland, Maine, Portland Terminal Company to Diversified Properties", by Titcomb Associates dated December 2003 and recorded at said Registry in Plan Book 203, Page 690.

This conveyance is further subject to such state of facts as shown or depicted on plan entitled "Subdivision Plan Oak Ridge Subdivision", dated July 2004 and recorded at said Registry in Plan Book 205, Page 145, as amend in Plan Book 205, Page 499, including, but not limited to, setbacks, no cut zones, and drainage easements. In addition, but not limited thereto, Lots 2, 5, 7, 8 and 10 are subject to transformer easements to Central Maine Power; Lots 10 and 11 are subject to a City turnaround easement; and Lots 1, 2 & 3 are subject to a detention pond located thereon, all as shown on said Plans.

Grantee further covenants and agrees by acceptance of this deed that the following restrictions shall apply to the lots herein conveyed, which restrictions shall be binding upon Grantee, its successors and assigns:

1. The lots herein conveyed shall not be further subdivided without the written and recorded approval by Oak Ridge Development, Inc. or its successors and assigns, and the City of Portland. This restriction shall include the prohibition against boundary transfers or deeding of easements for any purpose, including any conveyance to an abutting land owner.
2. The lots herein conveyed shall be limited to one (1) single-family dwelling. In addition, the lots shall not be used for home occupation, in-law apartments or otherwise without the written consent of Oak Ridge Development, Inc., or its successors and assigns.
3. Any changes to the site plans shall require the written approval of Oak Ridge Development, Inc., or its successors and assigns, and the City of Portland, which approval shall be recorded at the Cumberland County Registry of Deeds.
4. The lots herein conveyed were approved by the City of Portland Planning Board based on the flow of drainage over adjacent property owned by Guilford Railroad. Guilford may have the ability in the future to revoke its permission to allow such drainage over its property. In the event of such revocation, and pursuant to Portland Planning Board Condition of Subdivision Approval dated September 13, 2005, the lot owners of Oak Ridge Subdivision, by virtue of their collective Homeowners Association, shall be solely responsible for

installing an alternate drainage mechanism to address drainage coming from the 18-lot subdivision, the cost of such installation and maintenance resting exclusively with the Homeowners Association.

IN WITNESS WHEREOF, the said OAK RIDGE DEVELOPMENT, INC. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by James M. Wolf, its President, thereunto duly authorized this 18 day of January, 2006.

OAK RIDGE DEVELOPMENT, INC.

Nancy Fothaker

By: [Signature]  
James M. Wolf  
Its President

STATE OF MAINE  
CUMBERLAND, SS.

Date: January 18, 2006

Then personally appeared the above-named JAMES M. WOLF, President of OAK RIDGE DEVELOPMENT, INC. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Nancy F Fothaker  
Attorney at Law/Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

DARCY TOOTHAKER  
MAINE NOTARY PUBLIC  
COMMISSION EXPIRES  
JANUARY 27, 2009

Received  
Recorded Register of Deeds  
Jan 23, 2006 02:09:27P  
Cumberland County  
John E. O'Brien