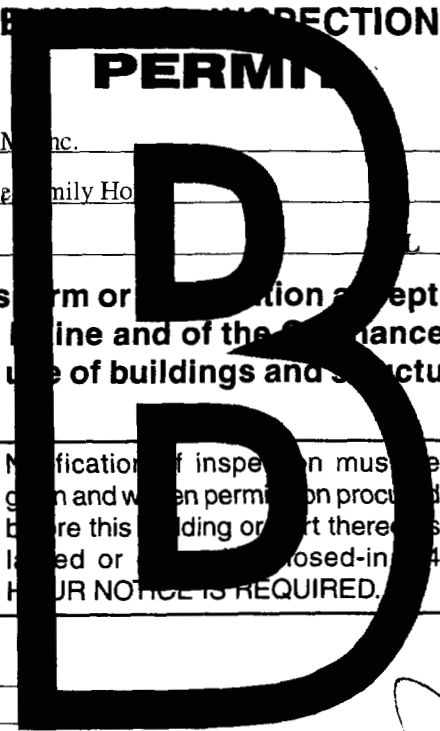


# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached



Permit Number: 060945

PERMIT ISSUED  
JUL 19 2006

This is to certify that RM. Inc., Rob Twombly/RM Inc.

has permission to Build a new 32' x 50' Single Family Ho

AT 28 GRUBBY LN Lot#5 Willow Knoll

342 B045001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes 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 loaded or enclosed-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 Banke 7/18/06*  
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: 06-0945	Issue Date:	CBL: B045001
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Location of Construction: RUBY LN Lot#5 Willow Knoll	Owner Name: RM, Inc., Rob Twombly	Owner Address: 98 Broadway	Phone: 207-382-5463
Business Name:	Contractor Name: RM, Inc.	Contractor Address: 98 Broadway South Portland	Phone: 2073325463
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	CITY OF PORTLAND Zone R3

Past Use: Vacant Land	Proposed Use: New single Family Home- Build a new 32' x 50' Single Family Home	Permit Fee: \$978.00	Cost of Work: \$98,000.00	(CEO District): 5
Proposed Project Description: Build a new 32' x 50' Single Family Home		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JMB 7/18/06	
		Signature: _____ EDESTRIAN 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: 06/26/2006	<b>Zoning Approval</b>		
-----------------------------	---------------------------------	------------------------	--	--

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland #1A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone parcel 7 - Lane X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2006-0121 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 7/12/06 ABM	<b>Zoning Appeal</b> <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 >ate	<b>Historic Preservation</b> <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: ABM
---	---	--	--

## 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**

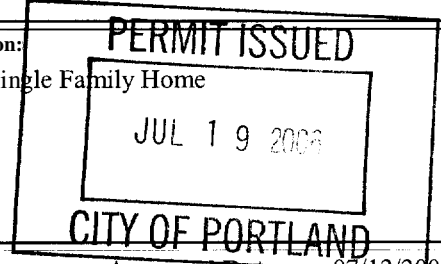
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 06-0945	<b>Date Applied For:</b> 0612612006	<b>CBL:</b> 342 B045001
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<b>Location of Construction:</b> 28 RUBY LN Lot#5 Willow Knoll	<b>Owner Name:</b> RM, Inc., Rob Twombly	<b>Owner Address:</b> 98 Broadway	<b>Phone:</b> 207-332-5463
<b>Business Name:</b>	<b>Contractor Name:</b> RM, Inc.	<b>Contractor Address:</b> 98 Broadway South Portland	<b>Phone:</b> (207) 332-5463

<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family
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<b>Proposed Use:</b> New single Family Home- Build a new 32' x 50' Single Family Home	<b>Proposed Project Description:</b> Build a new 32' x 50' Single Family Home
--	--



**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 07/12/2006  
**Note:** **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property shall be a single family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 07/18/2006  
**Note:** **Ok to Issue:**

- 1) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 2) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) There must be a 2" clearance maintained between the chimney and any combustible material, with draftstopping per code at each level
- 4) The scuttle opening must be 22" x 30".
- 5) This permit is issued based on the plans submitted. Variations in actual construction that effect grades may change the requirements for handrails and guards.
- 6) Separate permits are required for any electrical, plumbing, or heating.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Jay Reynolds      **Approval Date:** 0711012006  
**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) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 3) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 4) 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.
- 5) 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.

**Dept:** Planning      **Status:** Not Applicable      **Reviewer:** Jay Reynolds      **Approval Date:** 0711012006  
**Note:** **Ok to Issue:**

7/19/06


28 Ruby Ln Lot #5  
CBL: 342-B-45

# 06-0945

Jeanne

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)				
Component	Submitted Plan	Findings	Revisions	Date
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	10'x16" w 8" wall	OK		
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Tan, drain, sock	OK		
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	_____		
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" @ 6' O.C.	OK		
Lally Column Type (Section R407)	3 1/2 conc Filled	OK		
Girder & Header Spans (Table R 502.5(2))	7'0	OK		
Built-Up Wood Center Girder Dimension/Type	3-2x12 1 Floor 32' span	OK		
Sill/Band Joist Type & Dimensions				
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	open web trusses	OK		
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	None	_____		
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	N/A	_____		

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	8:12 Trusses	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4 T&G, 1/2, 1/2	OK
Fastener Schedule (Table R602.3(1) & (2))	IRC 2003	OK
<b>Private Garage</b> (Section R309) Living Space? (Above or beside)  Fire separation (Section R309.2)  Opening Protection (Section R309.1)	N/A	_____
Emergency Escape and Rescue Openings (Section R310)		OK
Roof Covering (Chapter 9)	Asphalt	OK
Safety Glazing (Section R308)	"B" & "D" in Baths as noted	OK
Attic Access (Section R807)	22 x 30	OK
<del>Chimney Clearances/Fire Blocking (Chap. 10)</del>	<del>22 x 30</del>	condition
Header Schedule (Section 502.5(1) & (2))	6 x 10 as noted	&-
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-19, R38	condition on FL. insul

Type of Heating System		85%
Means of Egress (Sec R311 & R312) Basement	bulkhead	
Number of Stairways	<del>7</del> + bulkhead	
Interior	7 3/4 / 10"	
Exterior		
Treads and Risers (Section R311.5.3)	36" H-rail	
Width (Section R311.5.1)		
Headroom (Section R311.5.2)	6'8"	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)		
Smoke Detectors (Section R313) Location and type/Interconnected		Condition
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)		_____
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	2x6 PT. 3 - 2x8 header 6' columns	OK

Permit #
Permit Date



Generated by REScheck Package Generator  
**Compliance Certificate**

Project Title: 28 Ruby Lane Lot # 5

Report Date: 07/19/06

Energy Code: **2003 IECC**  
 Location: **Portland, Maine**  
 Construction Type: **Single Family**  
 Glazing Area Percentage: **15%**  
 Heating Degree Days: **7378**

Construction Site:

Owner/Agent:  
 Rob Twombly  
 RM, Inc

Designer/Contractor:

**Compliance: Passes**

Assembly	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor
Ceiling:	38.0		
Wall:	19.0	0.0	
Window:			0.350
Door:			0.350
Floor:	21.0		
Furnace: 85 AFUE			

Compliance Statement 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



# General Building Permit Application

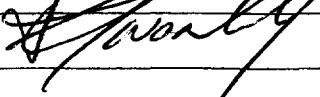
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>28 Ruby Lane (#5 Willow Knoll)</u>		
Total Square Footage of Proposed Structure <u>1,600</u>	Square Footage of Lot <u>11,815.93</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>342      B      45</u>	Owner: <u>RM INC</u> <u>Rob Twombly</u>	Telephone: <u>332-5463</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Rob Twombly</u> <u>50 Commercial</u> <u>50 Portland, Me 04106</u>	cost Of Work: \$ _____ Fee: \$ _____ C of O Fee: \$ _____
<u>32' x 50' Single no garage</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Rob Twombly</u>		
Mailing address: _____ Phone: <u>332-5463</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: 	Date: <u>6/26/06</u>
---	----------------------

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



Applicant: RM Inc - Rob Twombly

Date: 7/7/06

Address: 28 Ruby Lane  
(lot 5 Willow Knoll)

C-B-L: ~~0995~~ 342-B-045  
perm # 060945

CHECK-LIST AGAINST ZONING ORDINANCE

Date - R3 ~~7/7/06~~ new

Zone Location - 93

Interior or corner lot -

Proposed Use/Work - build new 1 story, single family home

Sevage Disposal - city

Lot Street Frontage - 50' min - 50.20' given.

Front Yard - 25' req, 54' scaled from porch.

Rear Yard - 25' req, 65' scaled

Side Yard - 1 1/2 story 8' 22' on right scaled - 16' from bulkhead.  
2 story 14' 10' on left scaled

Projections - porch 6' x 32', bulkhead 6.5' x 5.2'

Width of Lot - 65' min - 65' scaled

Height - 35' max 16.75'

Lot Area - 6,500 sq ft - 11406.70

Lot Coverage Impervious Surface - 35% = 3992.35 sq ft

Area per Family - 6,500 sq ft

Off-street Parking - 2 spaces required

Loading Bays - N/A

Site Plan - 2006 - 0121

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7 - Zone X

OK

42 x 32 = 1344  
14 x 8 = 112  
6 x 32 = 192  
6.5 x 5.2 = 33.8  
3 x 8 = 24

1795.8

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

**Zoning Copy**

**Marge Schmuckal**

**2006-0121**

Application I. D. Number

**6/26/2006**

Application Date

**RM, Inc.**

Applicant

**98 Broadway, South Portland, ME 04106**

Applicant's Mailing Address

**Rob Twombly**

Consultant/Agent

Applicant **Ph: (207) 332-5463** Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Project Name/Description

Ruby Ln , Portland, Maine

Address of Proposed Site

**342 8045001**

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) \_\_\_\_\_

**11815.93**

Proposed Building square Feet or # of Units

Acreeae 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 6/26/2006

**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:** 7/10/2006 1:06:36 PM  
**Subject:** 0 Ruby Lane, Willow Knoll Subdivision lot #5

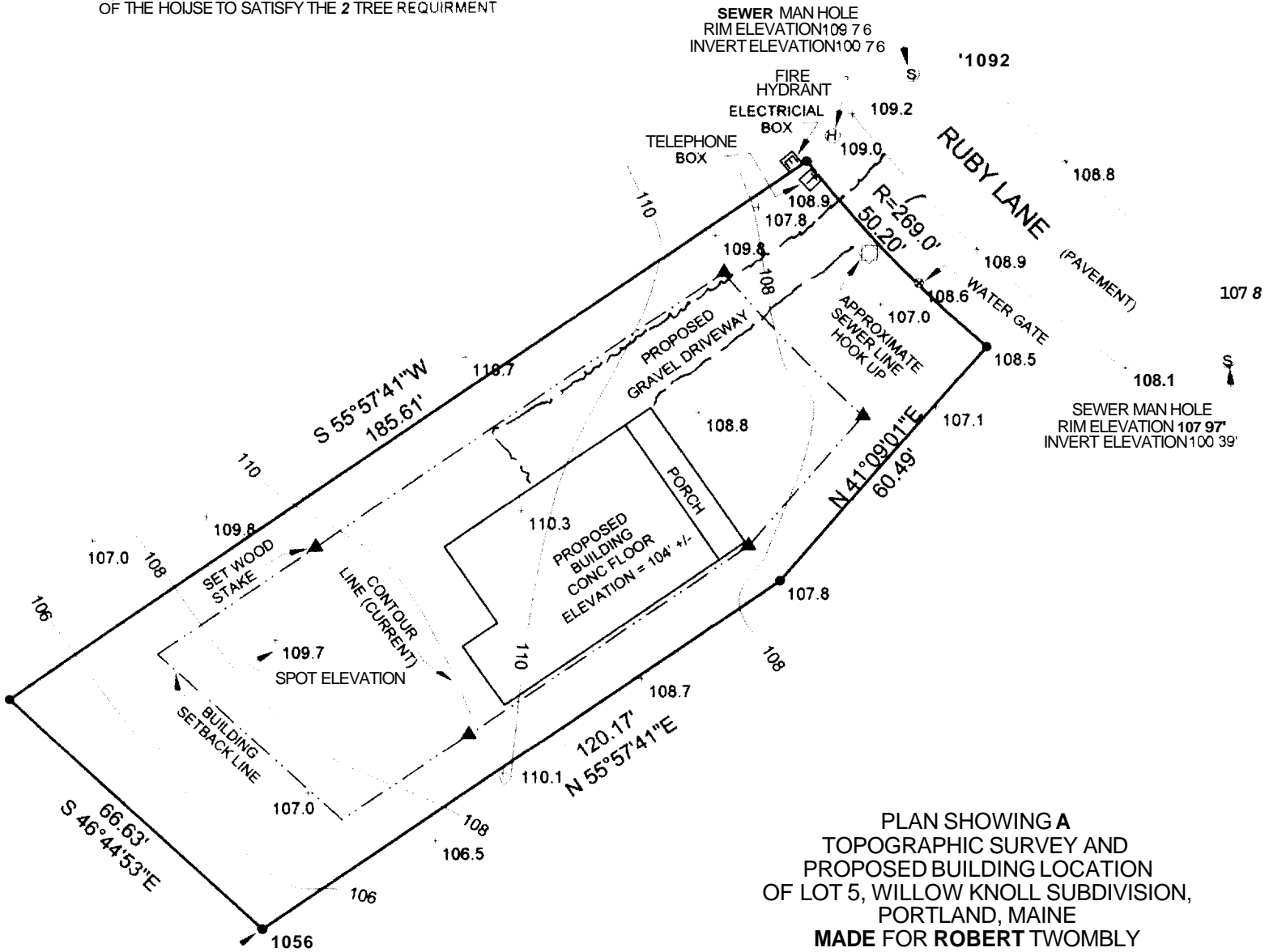
cbl 342B045

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](mailto:jayjr@portlandmaine.gov)

NOTES

- 1) MAGNETIC BEARINGS AND DISTANCES SHOWN ON THIS PLAN ARE FROM PLAN ENTITLED WILLOW KNOLL SUBDIVISION PLAN", DATED AUGUST 2005 BY TITCOMB ASSOCIATES AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 205, PAGE 578
- 2) ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON RIM ELEVATION OF A CATCH BASIN ON ALLEN AVENUE AS SHOWN ON PLAN REFERENCED IN NOTE 1
- 3) AFTER FOUNDATION IS COMPLETED THE AREA AROUND FOUNDATION WILL BE PUT BACK AT THE APPROXIMATE SAME ELEVATION AS BEFORE
- 4) THE LOT IS CURRENTLY WOODED AT LEAST 2 TREES WILL BE LEFT IN THE FRONT OF THE HOUSE TO SATISFY THE 2 TREE REQUIREMENT



5/8 INCH IRON ROD  
FOUND WITH PLASTIC  
CAP MARKED "TITCOMB ASSOCIATES  
PLS 2204" (TYPICAL)

WILLIAM G. AUSTIN  
STATE OF MAINE  
PROFESSIONAL LAND SURVEYOR 2174

PLAN SHOWING A  
TOPOGRAPHIC SURVEY AND  
PROPOSED BUILDING LOCATION  
OF LOT 5, WILLOW KNOLL SUBDIVISION,  
PORTLAND, MAINE

MADE FOR ROBERT TWOMBLY  
SCALE: 1 INCH = 30 FEET MAY 19, 2006  
SURVEYED BY:  
AUSTIN LAND SURVEYING, LLC  
82 ELDERBERRY LANE  
NEW GLOUCESTER, MAINE 04260  
(207) 632-2959

GRAPHIC SCALE: 1 INCH = 30 FEET



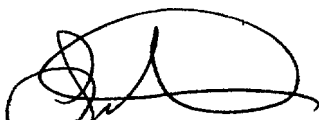
# Warranty Deed

Maine Statutory Short Form 33 M.R.S.A. Sections 761 et seq.

**Know all men by these** presents, That, We Three Magpies, LLC, a Maine limited liability company with a principal place of business in the City of Portland, County of Cumberland and State of Maine, for consideration paid, grants to RM, **Inc.** a Maine corporation with a mailing address of 98 Broadway, South Portland, Cumberland County, Maine 04106 with Warranty Covenants,

A certain lot or parcel of land situated in Portland, County of Cumberland and State of Maine, being more particularly described on Exhibit **A**, attached hereto and incorporated herein.

Witness ~~our~~ hands and seals this 20<sup>th</sup> day of April, 2006.

  
Witness to  
all

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

We Three Magpies, LLC

By: 

Dana W. Dresser, Manager

By: 

Paula Coppersmith, Manager

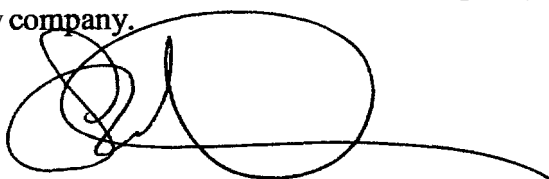
By: 

Nicholas Karahalios, Manager

State of Maine  
County of Cumberland

April 20, 2006

Personally appeared before me the above-named Dana W. Dresser, Paula Coppersmith **and** Nicholas Karahalios, all of the Managers of We **Three** Magpies LLC, and each acknowledged the foregoing to be his/her/their **free** act and deed in their said capacity and the free act and deed of said limited liability **company**.

  
\_\_\_\_\_  
Susan C. Hasson Attorney at Law