

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061 192

Please Read Application And Notes, If Any, Attached

This is to certify that ROYAL RIVER DEVELOPMENT COMPANY / Custom Built Home

has permission to Build a new 24' x 32' Cape S. Single Family Home

AT 42 RUBY LN #8 Willow Knoll

342 B048001

PERMIT ISSUED

SEP 18 2006

provided that the person or persons who perform or supervise the construction of the work accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland relating to 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.

Verification of inspection must be given and when permission procedure is complete this building or part thereof is closed or services closed-in. 4 HOUR NOTICES 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

[Signature]
8/31/06
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

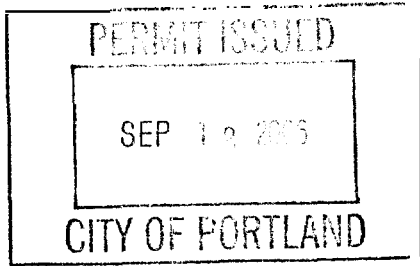
Permit No: 06-1192	Issue Date:	CBL: 342 B048001
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Location of Construction: 43 RUBY LN #8 Willow Knoll	Owner Name: ROYAL RIVER DEVELOPMENT	Owner Address: 35 MAIN ST	Phone:
Business Name:	Contractor Name: Custom Built Homes of Maine, Inc.	Contractor Address: 35 Main Street Windham	Phone: 2073100079
Lessee/Buyer's Name:	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: Vacant Lot	Proposed Use: Single Family Home- Build a new 24' x 32 Cape Single Family Home	Cost: \$0.00	Units: 5
Proposed Project Description: Build a new 24' x 32' Cape Single Family Home		FIRE DEPT.: <input type="checkbox"/> Approved <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group <i>12-3</i> Type <i>TRC 2003</i> Signature: <i>[Signature]</i>
		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: 08/11/2006	Zoning Approval	
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- 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 <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>206-0148</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK w/ conditions</i> Date: <i>8/16/06</i> <i>AM</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 <i>AM</i> 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

City of Portland, Maine - Building or Use Permit Application

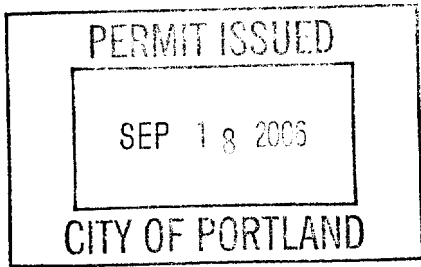
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-1192	Issue Date:	CBL: 342 B048001
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Business Name:	Contractor Name: Custom Built Homes of Maine, Inc.	Contractor Address: 35 Main Street Windham	Phone: 2073100079
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R3
Past Use: Vacant Lot	Proposed Use: Single Family Home- Build a new 24' x 32' Cape Single Family Home	Permit Fee:	Cost of Work: \$0.00
		CE0 District: 5	
		FIRE DEPT: <input type="checkbox"/> Approved	INSPECTION: IRC 2003
		Signature: <i>M/A</i>	Signature: <i>[Signature]</i>
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: 08/11/2006	Zoning Approval
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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

Permit No: 06-1 192	Date Applied For: 08/11/2006	CBL: 342 B048001
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Location of Construction: 42 RUBY LN #8 Willow Knoll	Owner Name: ROYAL RIVER DEVELOPMENT	Owner Address: 35 MAIN ST	Phone:
Business Name:	Contractor Name: Custom Built Homes of Maine, Inc.	Contractor Address: 35 Main Street Windham	Phone (207) 310-0079
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home- Build a new 24' x 32' Cape Single Family Home	Proposed Project Description: Build a new 24' x 32' Cape Single Family Home
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 08/16/2006**Note:** **Ok to Issue:**

- 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks (16') must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 2) Plans show a partial daylight basement. Grade is not shown on elevation plans so can't completely determine if more than 50% of the basement is above grade. As a result the foundation should be a minimum of 16' from the side property lines to ensure that setbacks are met.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 4) This property shall be a single family dwelling Any change of use shall require a separate permit application for review and approval.
- 5) 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:** Tammy Munson **Approval Date:** 08/31/2006**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) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
- 3) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 4) The basement is NOT approved as habitable space.
- 5) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 6) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Engineering **Status:** Approved **Reviewer:** Jessica Hanscom **Approval Date:** 08/21/2006**Note:** ASSIGNED ADDRESS 42 RUBY LN BASED ON APP. NO. 2006-0148. **Ok to Issue:** **Dept:** DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 09/13/2006**Note:** Sent letter 8/22, **Ok to Issue:** met ted on-site 8/29
still waiting for revised plans9/10

- 1) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Location of Construction: 42 RUBY LN #8 Willow Knoll	Owner Name: ROYAL RIVER DEVELOPMENT	Owner Address: 35 MAIN ST	Phone:
Business Name:	Contractor Name: Custom Built Homes of Maine, Inc.	Contractor Address: 35 Main Street Windham	Phone (207) 310-0079
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Dept: Planning

Status: Not Applicable

Reviewer: Jay Reynolds

Approval Date: 09/13/2006

Note:

Ok to Issue:

Comments:

9114106-gg:received reised site plan. /gg

Applicant: Royal River Development

Date: August 16, 2006

Address: 42 Ruby Lane (# 8 Willow Knoll)

C-B-L: 342-B-048
permit # 06-1192

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - build new single family - 32' x 24' - full dormer on back.

Sewage Disposal - city

Lot Street Frontage - 50' min. - 65.21 (given)

Front Yard - 25' min. - 49.5 to front steps (scaled)

Rear Yard - 25' min. - 48' (scaled)

Side Yard - ~~1 1/2 stories 8'~~ 16.5' scaled on right
~~2 stories 14'~~ 16.25' scaled on left - side entry extends 6 x 1.5 inside yard - OK per section 14-425 (9ft)
~~2 1/2 stories 11'~~

Projections - 5' x 6' front entry, 4' x 6' side entry

Width of Lot - 65' min. - 65' scaled

Height - 35' max. - 27.5' scaled

Lot Area - 6,500 sq ft min. - 8888.69 sq ft given

Lot Coverage Impervious Surface - 35% (3111 sq ft)

4' x 6' = 24
5' x 6' = 30
32' x 24' = 768
822

Area per Family - 6,500 sq ft

Off-street Parking - 2 spaces required - parking 25.5' x 24' - passed 25' front setback.

Loading Bays - N/A

Site Plan - minor/minor 2006-0148

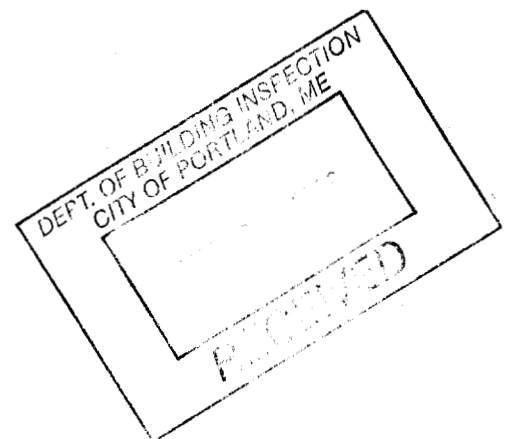
Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - zone X

* partial day light basement. - probably less than half above grade - grade not shown - assume 16' side setbacks, so no questions.

LOT 8 Ruby Ln.
 6" insulation in bsmt. c/g. R-19
Header Schedule - (3) 2x6 - 36"
 (3) 2x8 57"

National Fenestration Rating Council CERTIFIED	PARADIGM Window Solutions STANDARD DOUBLE HUNG 8311/8312 NFRC PWS-A-001 VINYL LOW-E DOUBLE GLAZED					
	ENERGY Performance					
<ul style="list-style-type: none"> • Energy savings will depend on your specific climate, house and lifestyle • For more information, CALL 1-877-994-6369 or visit NFRC's web site at www.nfrc.org. 						
Technical Information						
Res	U-Factor	.34	Solar Heat Gain Coefficient	.31	Visible Light Transmittance	.51
Non-Res		.33		.31		.53
<small>Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product energy performance. NFRC ratings are determined for a fixed set of environmental conditions and specific product sizes.</small>						




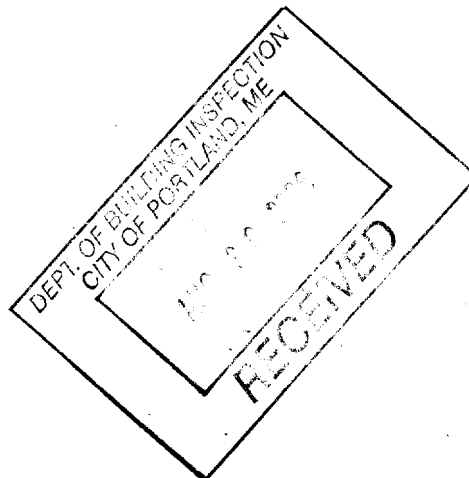
Lot 8 Ruby Ln.

6" insulation in bsmt. clg

R 9

Header Schedule - (3) 2x6 36"
(3) 2x8 57"

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342-B-48 # 06-1192 42 Boby

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	8x10 8' deep - OK	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	OK - 4" drain w/ fabric	
Ventilation/Access (Section E108.1 & E10E1) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	posts 1/2" - 6' oc	
Lally Column Type (Section R407)	3-2x10's - Max	
Girder & Header Snaus (Table R 502.5(2)) Built-Up Wood Center Girder Dimension/Type	6' clear span - OK	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x8's - 16" oc - 12' span	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x8 - 16" oc - 12' span	OK
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	2x10 - 16" oc - OK	

R802.4(2))		
Fitch, span, spacing & dimension (Table R802.5.1(1) - R 802.5.1(8))		
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x8's Rafters	
Sheathing; Floor, Wall and roof (Table R503.2.1(1))	7/16" Roof + walls / 3/4" Floor	
Fastener Schedule (Table R602.3(1) & (2))	Per IRC 2003	
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)	OK labeled	
Roof Covering (Chapter 9)	Asphalt	
Safety Glazing (Section R308)	N/A	
Attic Access (Section R807)	22" x 34" - OK	
Chimney Clearances/Fire Blocking (Chap. 10)	Shows 2" - condition	
Header Schedule (Section 502.5(1) & (2))	NOT shown	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	NOT shown	

1

2

Type of Heating System		
Means of Egress (Sec R311 & R312)		
Basement		
Number of Stairways	2	
Interior	/	
Exterior	/	
Treads and Risers (Section R311.5.3)	7 3/4" R - 10 1/4"	OK
Width (Section R311.5.1)	3' +	
Headroom (Section R311.5.2)	6'-8"	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	- 30" High handrail -	OK stairs - precast concrete
Smoke Detectors (Section R313) Location and type/Interconnected	OK	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	N/A	

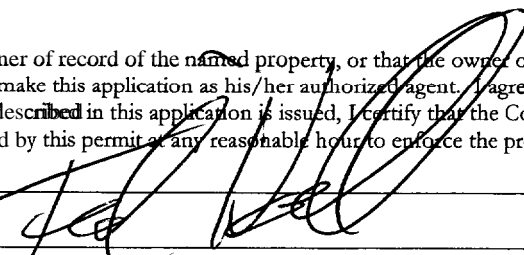


Total Square Footage of Proposed Structure 1408		Square Footage of Lot 8800±	
Owner: CBAM, INC. 35 Main St. Windham ME 04092		3100079	
Lessee/Buyer's Name (If Applicable) Custom Built Homes of ME, INC. 35 Main St. Windham ME 04092			
the previous use? New Single		\$1,220,300	
24x32 Cape no Garage		1,595,000	
Contractor's name, address & telephone: Same			
Who should we contact when the permit is ready: Ted			
Mailing address:		Phone: 3100079	

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: 	Date:
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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

Marge Schmuckal

2006-0148

Application I. D. Number

8/112006

Application Date

Willow Knoll Lot#8

Project Name/Description

Custom Built Homes Of Maine Inc

Applicant

27 Main St , Windham , ME 04062

Applicant's Mailing Address

Ted

Consultant/Agent

Agent Ph: (207)310-0079

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Ruby Ln , Portland, Maine

Address of Proposed Site

342 BO48001

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) _____

8888

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 8/11/2006

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

- 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