

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

DEPARTMENT OF BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 051397
NOV 2 2005
CITY OF PORTLAND

This is to certify that We Three Magpies/Danna Desser
has permission to Move 2160 sq ft single Family Home on lot address 1111 x20' Garage
AT RUBY LN #12 342 B052

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 when permission procured before this building or part thereof is started or closed-in. 24 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

[Signature]
11/2/05
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: 05-1397	Issue Date: NOV 2 2005	342 B052
PERMIT ISSUED		
Owner Name: We Three Magpies	Owner Address: 12 Whispers Way	Phone: 207-939-7605
Contractor Name: Danna Dresser	Contractor Address: 12 Whispers Way Fairport	Phone: 207-551-1923
Lessee/Buyer's Name	Permit Type: Single Family	Zone: R3

Past use: Vacant Land - Willow Knoll subdivision	Proposed use: Single Family Home/ Move 2160 sq ft single Family Home on to lot add 20'x20' Garage 20'x24'	Permit Fee: \$453.00	Cost of Work: \$48,000.00	CEO District:	
		FIREDEPT: 1/A	INSPECTION Use Group: R-3 Type: SB IRC2003		
		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: 09/23/2005	Zoning Approval		
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 N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone N/A <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2005-0928 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> OK w/ conditions Date: 10/24/05	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:

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

Permit No: 05-1397	Date Applied For: 0912312005	CBL: 342 B052
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Location of Construction: RUBY LN #12	Owner Name: We Three Magpies	Owner Address: 12 Whispers Way	Phone: 207-939-7606
Business Name:	Contractor Name: Dana Dresser	Contractor Address: 12 Whispers Way Portland	Phone: (207) 450-1923
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	
Proposed Use: Single Family Home/ Move 2160 sq ft single Family Home on to lot add 20' x24 ' Garage		Proposed Project Description: Move 2160 sq ft single Family Home on to lot add 20' x24 ' Garage	

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/24/2005**Note:** 10113105 Left message with Dana. Need elevation plans, foundation plans & plans for garage.
10120105 Message w/Nick. Still questions on some dimensions.**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 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) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** 11/02/2005**Note:****Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or heating.
- 2) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 3) As discussed, the location of the lally columns are in the same location as they were prior to relocation of the structure.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 10/24/2005**Note:****Ok to Issue:**

- 1) 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.
- 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 3) 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.
- 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) 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:** 10/24/2005**Note:****Ok to Issue:** **Comments:**

10125105-GG:received revised & approved site plan from Jay. lgg

Location of Construction: RUBY LN #12	Owner Name: We Three Magpies	Owner Address: 12 Whispers Way	Phone: 207-939-7606
Business Name:	Contractor Name: Dana Dresser	Contractor Address: 12 Whispers Way Portland	Phone: (207) 450-1923
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	



Residential 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: LOT # 12 Willow Knoll subdivision - Ruby Lane		
Total Square Footage of Proposed Structure 2160 + 480 1/2 garage	Square Footage of Lot 16,381.1	
Tax Assessor's Chart, Block & Lot Chart# 342 342 Block# 13 13 Lot# 52 52	Owner: We Three Magpies LLC Telephone: (207)	
Lessee/Buyer's Name (If Applicable) We Three Magpies LLC	Applicant name, address & telephone: We Three Magpies LLC	Cost Of Work: \$ 48,000.00 Fee: \$ 453.00
Current Specific use: single family house		
Proposed Specific use: moving house to lot adding garage.		
Project description: single family house moving house to LOT #12 RUBY LANE - Willow Knoll subdivision. Adding a 20 x 24 ft. garage. 3		
Contractor's name, address & telephone: Dresser on Nicholas Karamhazis 450-1923 939-7606		
Who should we contact when the permit is ready: Dresser on Karamhazis		
Mailing address: 12 Whispers Way Falmouth, Maine 04105		Phone: 450-1923 / 939-7606

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop in 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: NICHOLAS KARAMHAZIS Date: 9/21/05

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

Lot 12 Ruby 342-B-052
 Dana Q450-1923

part # 191-0110
 NICK

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1))	NOT Shown	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Need fabric	Need foundation
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	Plans
Anchor Bolts/Straps, spacing (Section R403.1.6)	NOT Shown	
Lally Column Type (Section R407)	" "	
Girder & Header Spans (Table R 502.5(2))	" "	
Built-Up Wood Center Girder	" "	
Dimension/Type	" "	
Sill/Band Joist Type & Dimensions	" "	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	N/A	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))		
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and		



R802.4(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)		N/A	
Sheathing; Floor, WLI and Roof (Table R503.2.1.1(1))		N/A	
Fastener Schedule (Table R602.3(1) & (2))		N/A	
Private Garage (Section R309) Living Space? (Above or beside)			
Fire separation (Section R309.2)		→ NOT Shown	
Opening Protection (Section R309.1)		''	''
Emergency Escape and Rescue Openings (Section P310)		N/A	
Roof Covering (Chapter 9)			
Safety Glazing (Section R308)			
Attic Access (Section R807)			
Chimney Clearance/Fire Blocking (Chan 10)			
Header Schedule (Section 502.5(1) & (2))			
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-		✓	

2
3

4

Factor Fenestration		
Type of Heating System		
Means of Egress (Sec R311 & R312)		
Basement		
Number of Stairways		
Interior	New Stairs ?	
Exterior		
Treads and Risers (Section R311.5.3)		
Width (Section R311.5.1)		
Headroom (Section R311.5.2)		
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)		
Smoke Detectors (Section R313) Location and type/Interconnected		
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)		
Deck Construction (Section R509.2.1)		

Garage -

LVL's over doors

Need 4' frost wall

Steel Beam design

Wall sheathing -

Anchor Bolts

- Size + spacing

All Headers

Stairs to house

Prmt	Text93		Constr Type	New	Num1	5:
Permit Nbr	05-1397	Location of Construction	RUBY LN #12	Appl. Date		C
Status	Hold	Permit Type	Single Family	Issue Date		
CBL	342 B052	District Nbr		Estimated Cost	\$48,000.00	Date Closed

Comment Date	Comment	Name	Follow Up Date	Completed
10/25/200	need better foundation plan and better details on garage - left message w/builder.	tmm		
10/25/200	received revised & approved site plan from Jay . /gg	GG		

CreatedBy	ldobson	CreateDate	09/23/2005	ModBy	tmm	ModDate	10/25/
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Any information on this page containing a detailed description of the parcel to the IT you selected. Press 874-8490 or e-mail the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	New Search 1 of 1
Parcel ID	342 B013001
Location	102 ALLEN AVE
Land Use	SINGLE FAMILY
Owner Address	COPPERSMITH PAULA 62 ANGLERS RD WINDHAM ME 04062
Book/Page	19927/307
Legal	342-B-13 ALLEN AVE 102-104 PROSPED ST 5000 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$46,790	\$143,320	\$190,110

Estimated Assessed Valuation For Fiscal Year 2007"

Land	Building	Total
\$62,800	\$185,000	\$247,800

* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

Property Information

Year Built 1930	Style Colonial	Story Height 2	sq. Ft. 2288	Total Acres 0.115		
Bedrooms 4	Full Baths 2	Half Baths 1	Total Rooms 9	Attic Unfin	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
08/01/2003	LAND + BLDING	\$275,000	19927-307
12/04/1997	LAND		13478-093

Picture and Sketch

Picture	Sketch	Tax Map
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Click here to view Tax Roll Information.



Floor grades requested

Floor grade of basement floor 101.67 feet

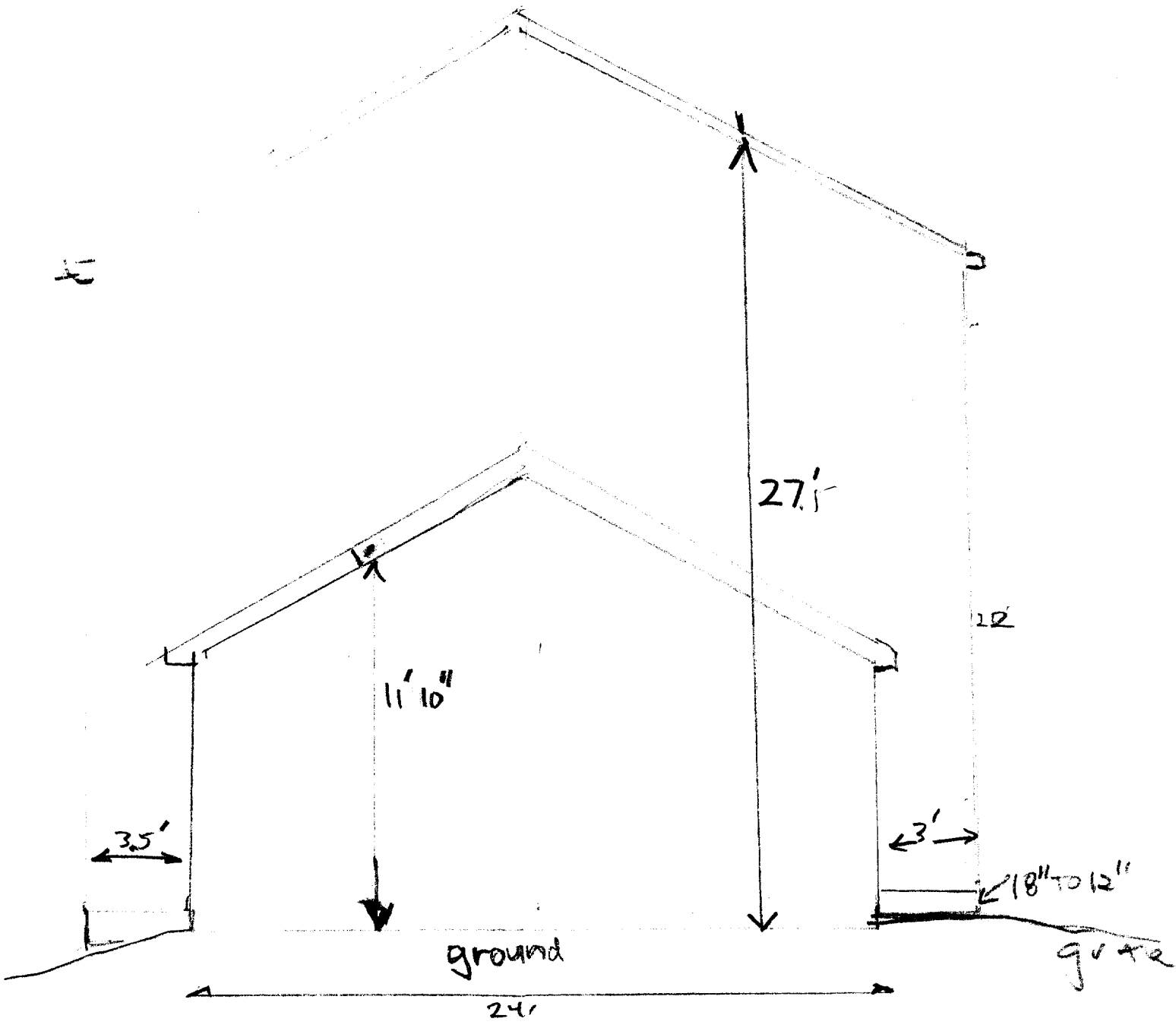
Floor grade of **sill** 109 feet

Floor grade **of** 1st floor 110 feet

Zoning R-3

Setbacks 14' side

Back and rear 25'



12

27' 5"

11' 10"

35'

3'

12

18" to 12"

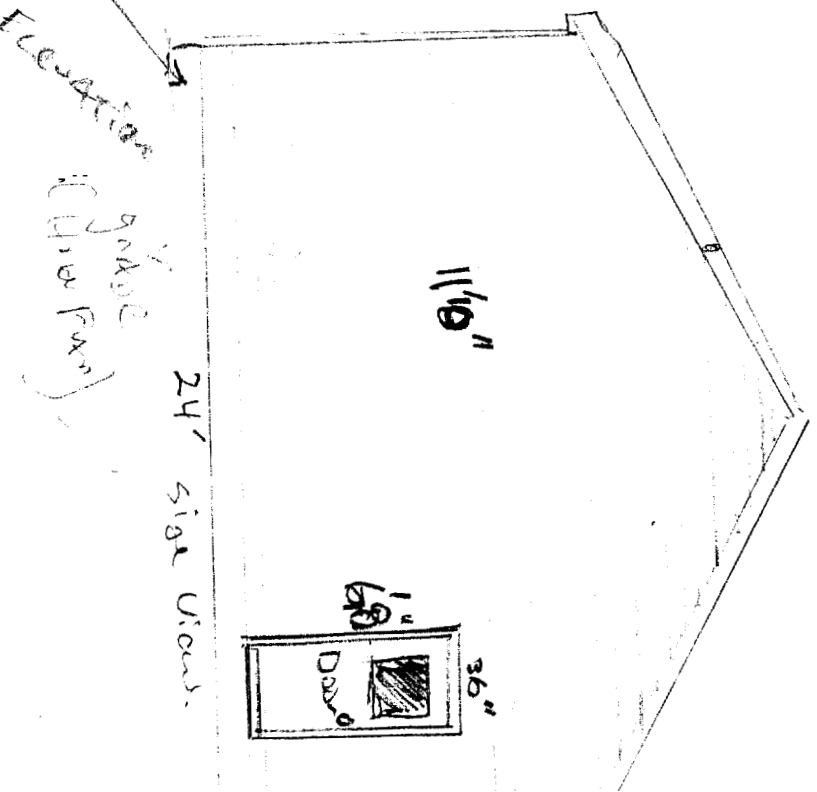
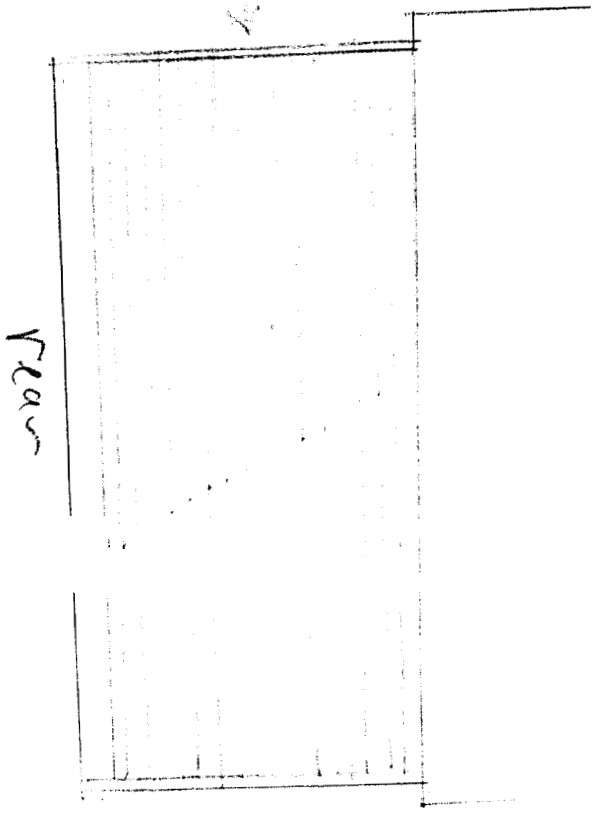
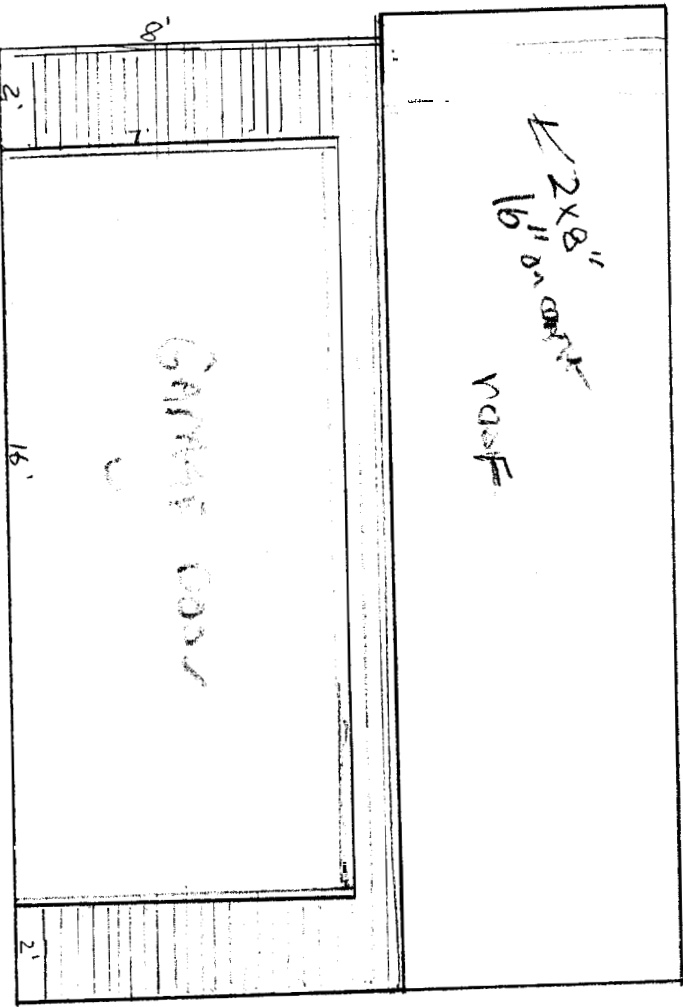
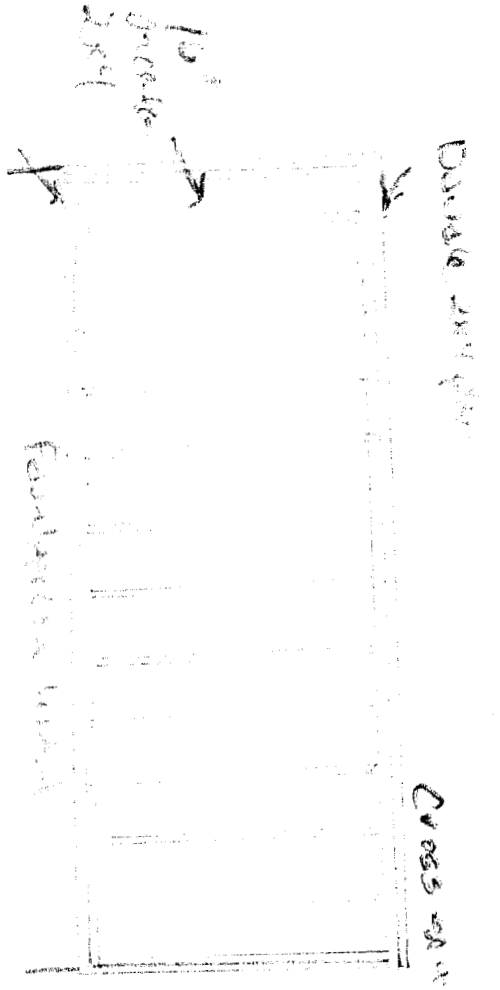
ground

gate

24'

1" = 5'

Front View



11' 5\"/>

6'

2'

16'

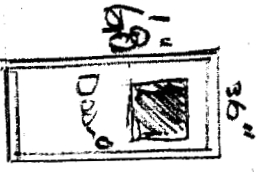
2'

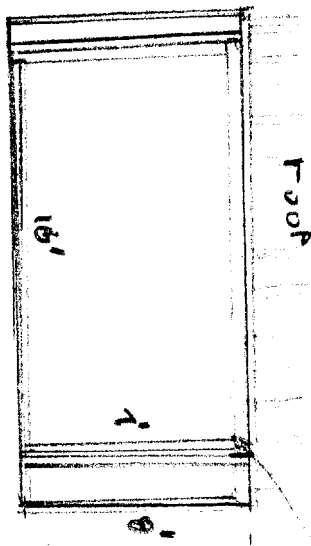
3'

Elevation

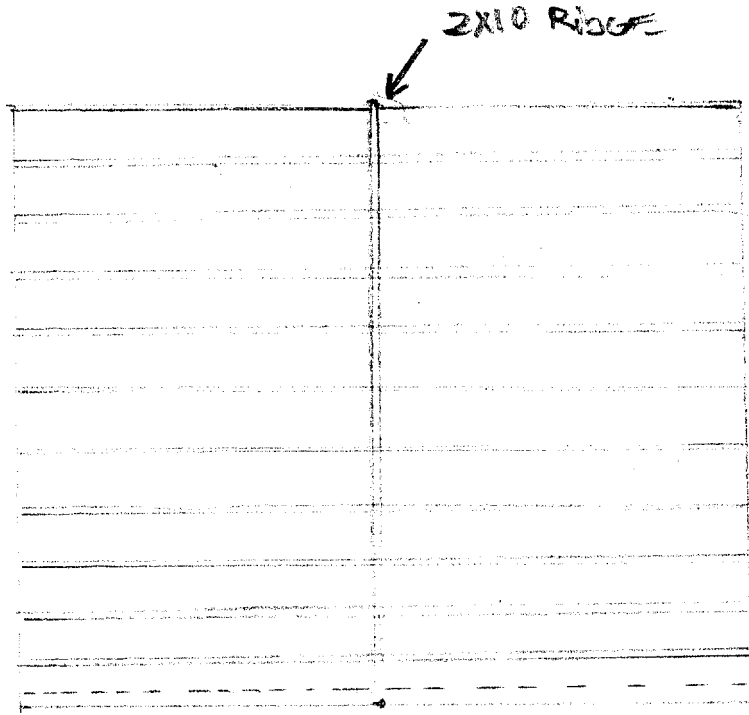
gauge
(thin part)

24' side view



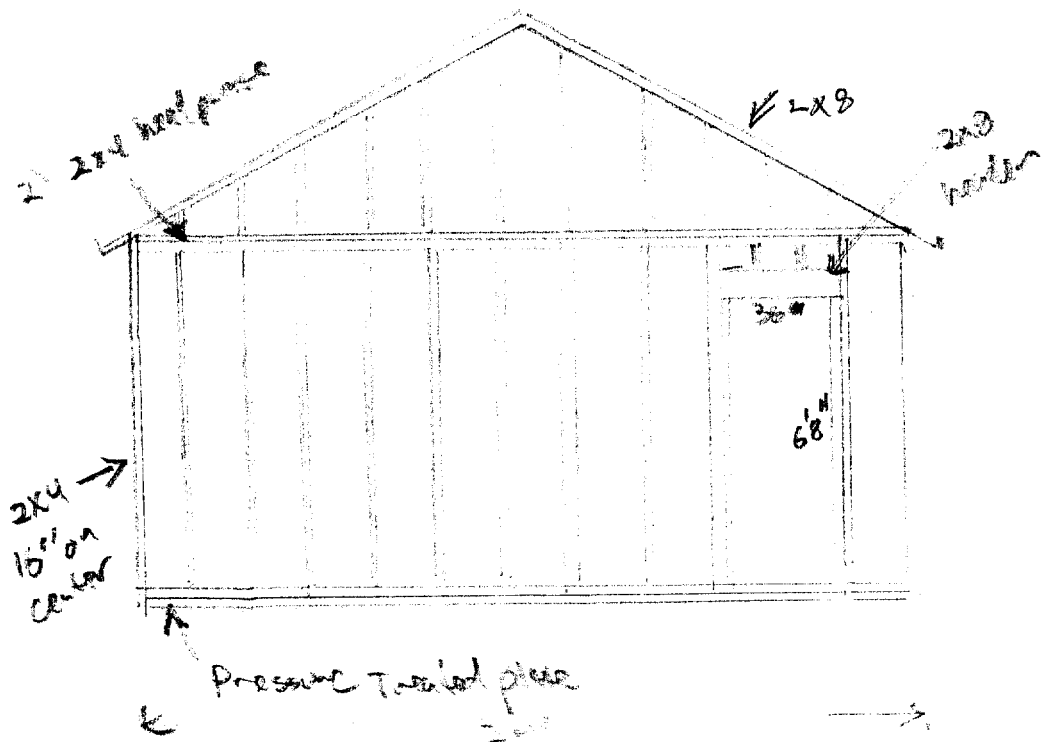


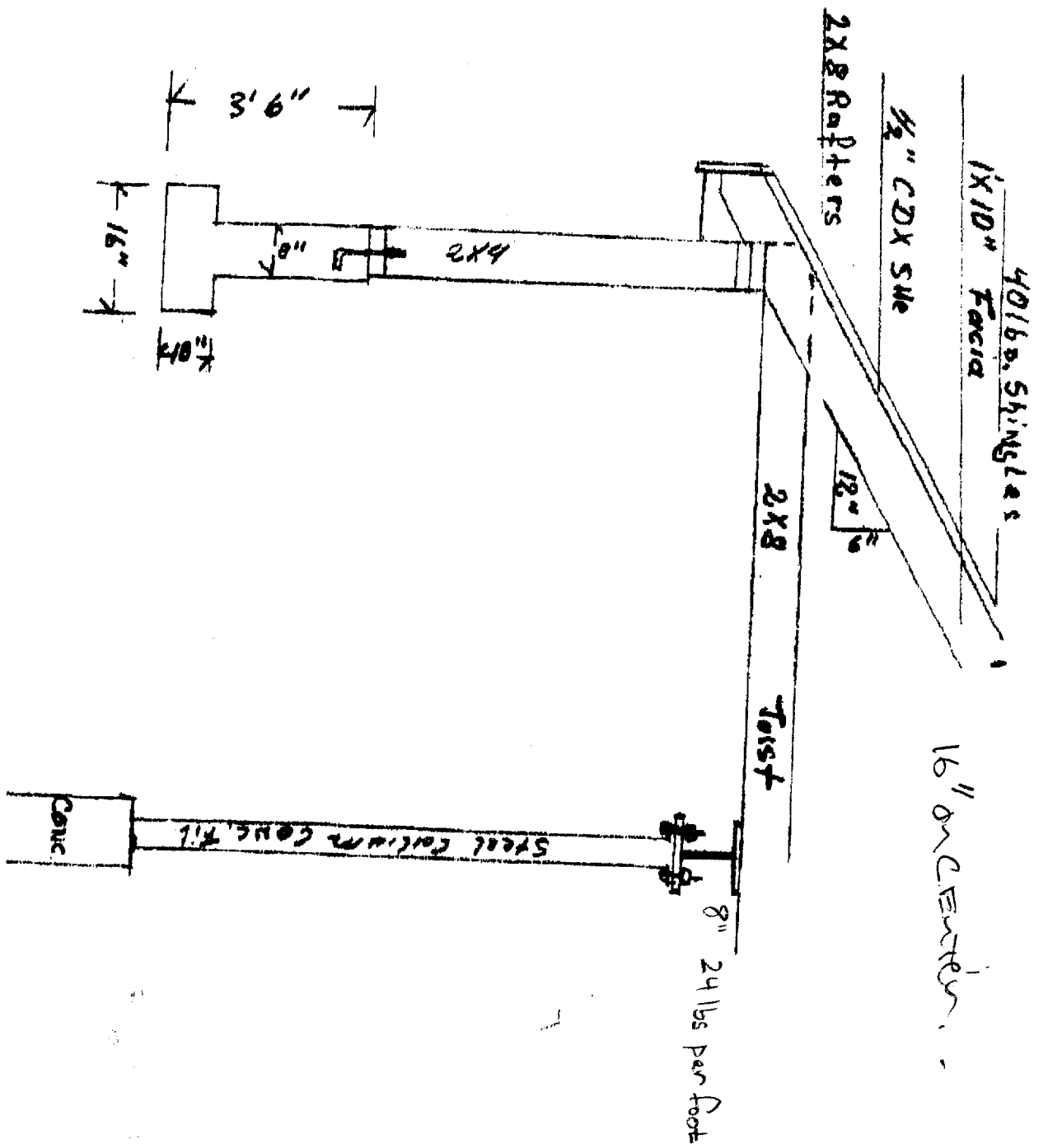
2x10 header



roof framing plan.

1/8" scale







Aquarion Engineering Services
222 St. John Street Suite 314
Portland, Maine 04102
Tel. (207) 828-1272 Fax (207) 774-6907

Project: *willow knoll*

Proj. No.:

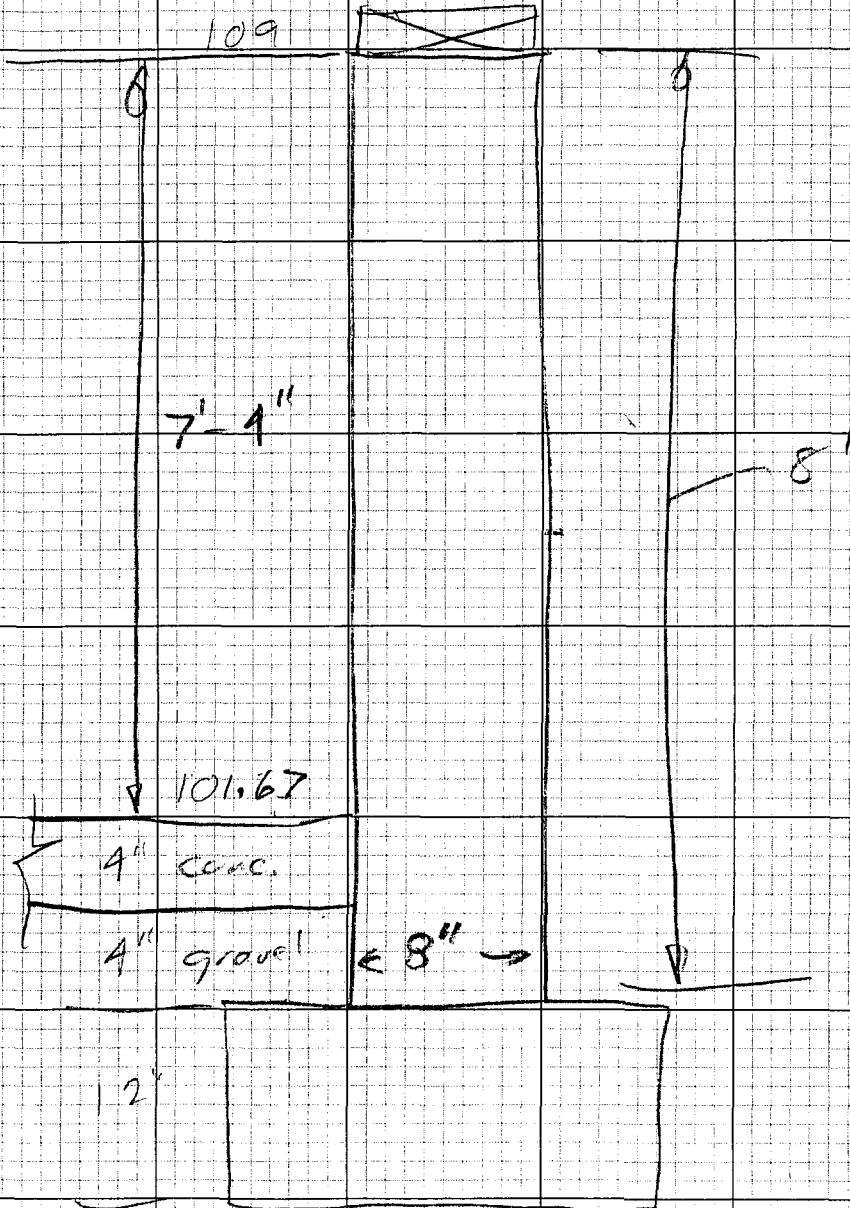
Date:

Subject: *gravel*

By:

Checked:

LOT 12



(DEF
THR
SHA
ASS

WETLAND BOU
DELIMITED B
ASSOCIATES

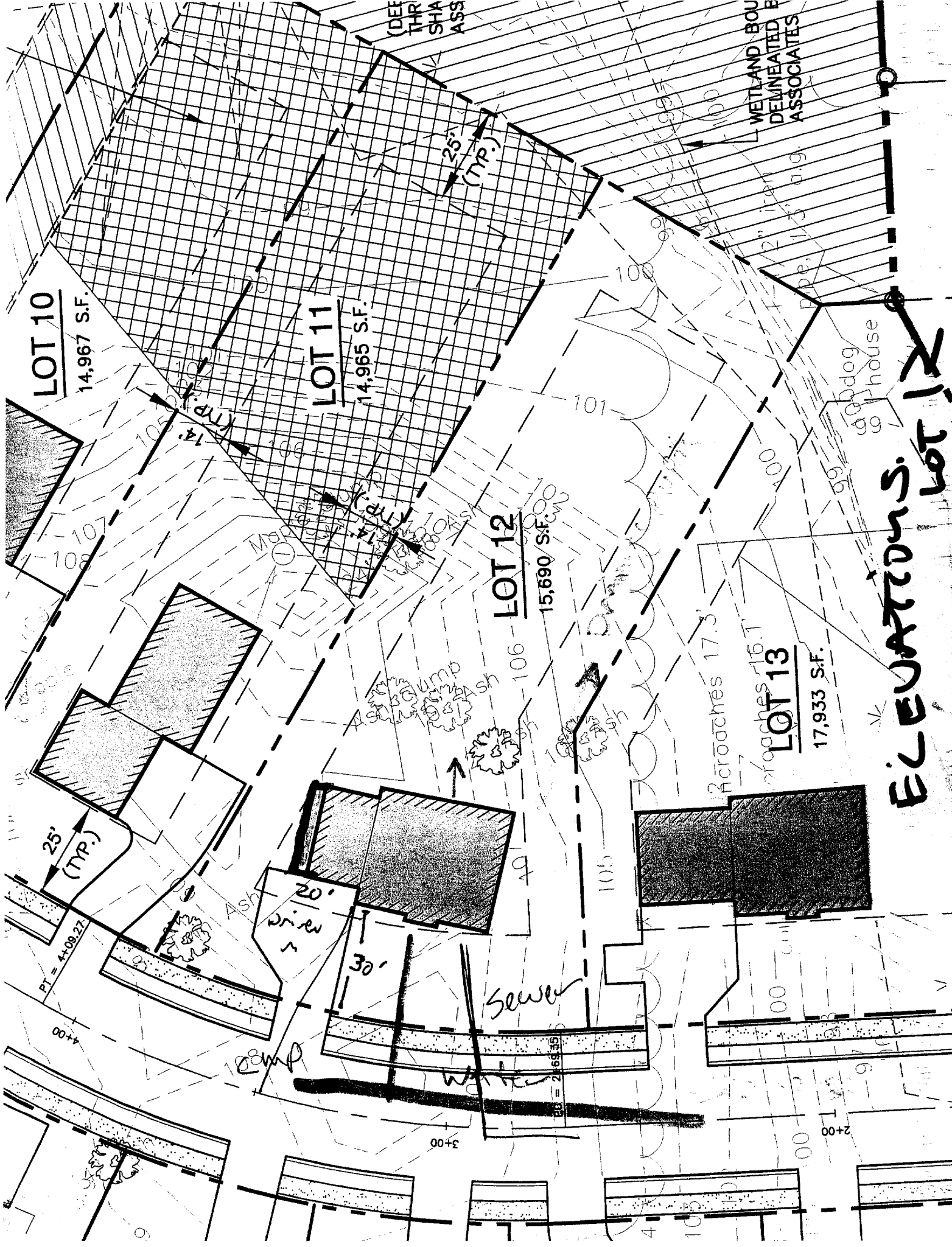
LOT 10
14,967 S.F.

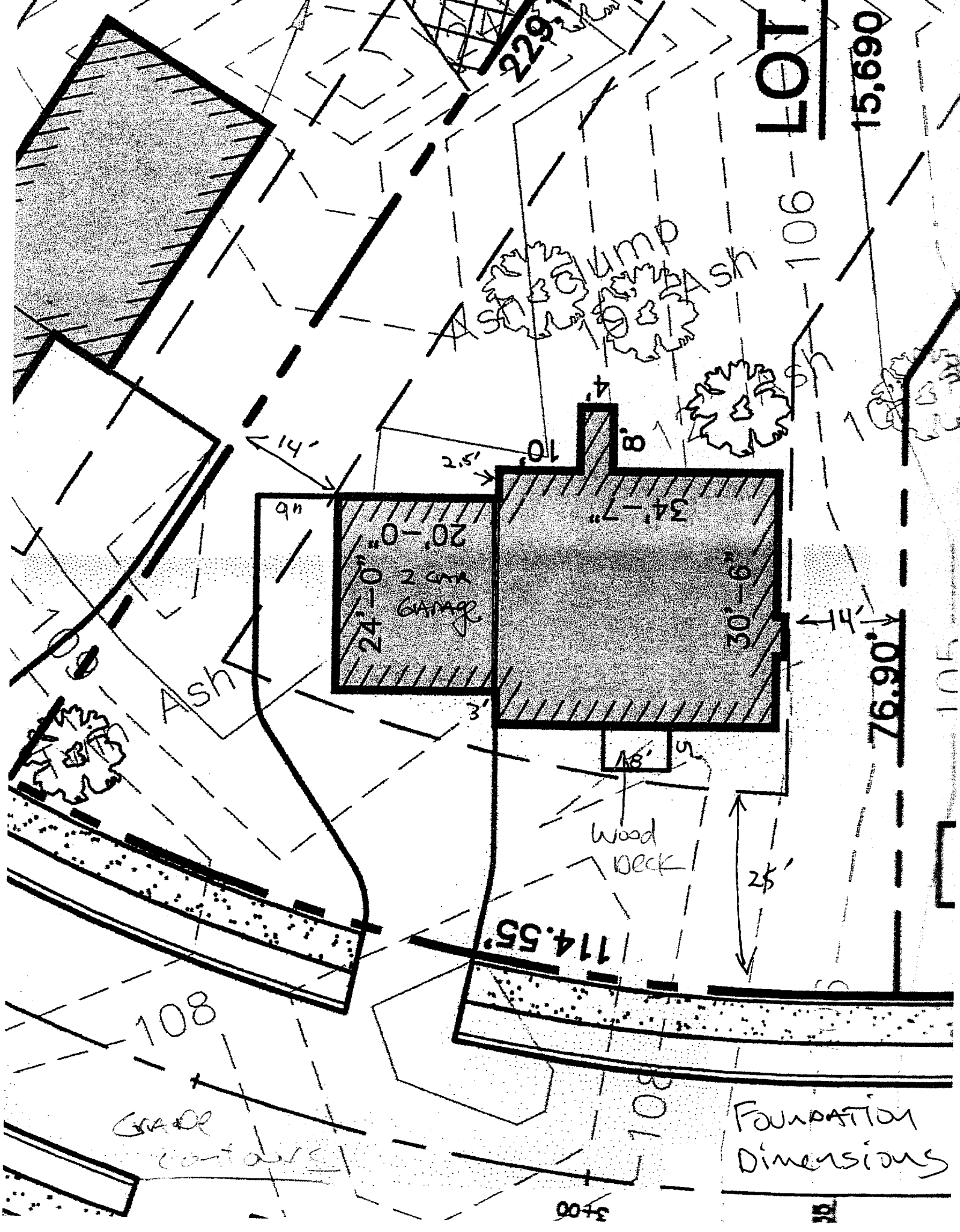
LOT 11
14,965 S.F.

LOT 12
15,690 S.F.

LOT 13
17,933 S.F.

ELEVATIONS LOT 12





LOT

15,690

229

106

76.90'

114.55'

FOUNDATION
Dimensions

Garage
24'-0" x 20'-0"

Wood
Deck

GRAD

contours

Ash

ASH
CUMPS

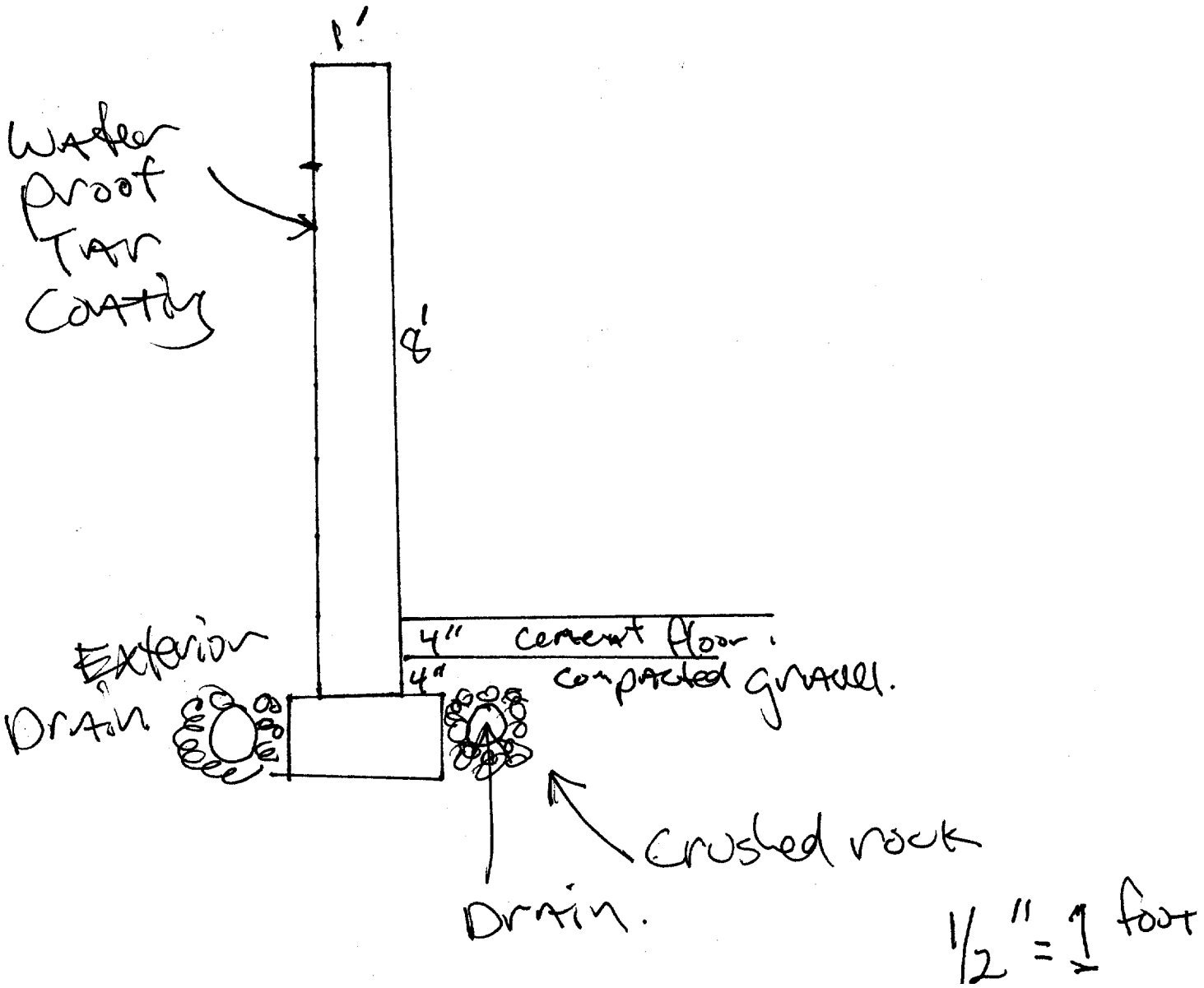
108

108

3400

10

Foundation drainage.
6" perforated pipe.



Foundation. reference
and grades

DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME
OCT 20 2005
RECEIVED

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

2005-0228

Application I, D. Number

9/23/2005

Application Date

Ruby Lane #12

Project Name/Description

We Three Magpies LLC

Applicant

12 Whispers Way, Falmouth, Me 04105

Applicant's Mailing Address

We Three Magpies LLC

Consultant/Agent

Applicant Ph: **(207) 939-7606** Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Marge Schmuckal

~~5223~~ **Ruby Ln . Portland. Maine**

Address of Proposed Site

~~342-B030001~~ **342-B-52**

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) _____

2160

Proposed Building square Feet or # of Units

16381

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 9/23/2005

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 _____

Applicant: We Thru Magpies, LLC

Date: 10/13/05

Address: Ruby Lane - Lot #12

C-B-L: 342-B-52

Permit #: 05-1397

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - move 2160 sq ft single home - add 20'x24' garage

Sevage Disposal - City

Lot Street Frontage - 50' min. - 115' scaled

Front Yard - 25' min. - 25' scaled

Rear Yard - 25' min. - 25' scaled

Side Yard - 2 sides - 14' min. - 14' on right, 16 on left (garage)
~~2 1/2' "~~ - 16' min.

Projections - ~~garage~~ bulkhead 8x4, chimney 1x5, front porch & stairs 10x5

Width of Lot - 65' min. - 80'

Height - 35' max. - 27.5'

Lot Area - 6500 sq ft min. - 16,381.1 sq ft shown

Lot Coverage/ Impervious Surface - 35% max = 5733.35

Area per Family - 6500 sq ft min.

Off-street Parking - 2 pkgs. spaces req. - 2 car garage.

Loading Bays - N/A

Site Plan - 2005-0228 minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7 - zone X

$34.58 \times 301' = 10546.6$
 ~~$34 \times 34 = 1156$~~
 $20 \times 24 = 480$
 $1 \times 5 = 5$
 $8 \times 4 = 32$
 $10 \times 5 = 50$

1621.69

(4)

Factor Enumeration			
Type of Heating System			
Means of Egress (See R11 & R12)			
Department			
Number of Stairways			
Interior			
Exterior			
Rounds and Risers (Section R311.5.3)			
Width (Section R311.5.1)			
Headrooms (Section R311.5.2)			
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.5.3)			
Smoke Detectors (Section R313)			
Location and Fire/Alarm connected			
Jewelling Unit Separation (Section R317) and IBC - 2403 (Section 2407)			
Deck Construction (Section R501.2.1)			

Interior
 Exterior
 New Stairs?

Sheet #1
#3

See #2
Sheet

1802.4(2))			
1802.5.1(1) - R 802.5.1(8)			
Roof Rafter; Framing & Connections (Section R 802.3 & R802.3.1)		N/A	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))		N/A	
Fastener Schedule (Table R 602.3(1) & (2))		N/A	
Private Garage (Section R309)			
Living Space? (Above or beside)			
Fire separation (Section R309.2)			
Opening Protection (Section R309.1)			
Emergency Escape and Rescue Openings (Section R310)			
Roof Covering (Chapter 9)			
Safety Glazing (Section R318)			
Attic Access (Section R317)			
Chimney Clearances/Fire Blocking (Chap. 10)			
Header Schedule (Section 512.5.1) & (2)			
Energy Efficiency (N1101.2.1) Factors of Walls, Floors, Ceilings, Building Envelope, U-			

3
3

Sheet # 2

OK Shows 5/8"

Not shown

N/A

↓

Lot 12 Ruby 342-B-052

Dana Q450-1923

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Prescriptive Load Value (Table R401.41)		
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.10), (Section R403.1 & R403.14)	NOT SHOWN ✓	
Foundation Drainage, Padring, Vapor proofing (Section R405 & R406)	weel fabric ✓	back foundation
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	Plum S
Anchor Bolts/Straps, spacing (Section R-03.1.5)	NOT SHOWN ✓	W/anchors (P) copy
Lally Column Type (Section R407)	N/A	
Girder & Elevator Spans (Table R 502.5(2)) Built-Up Wood Center Girder Dimension/Type	N/A	
Sill/Beard Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	N/A	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))		
Attic or additional floor joist species Dimensions and Spacing (Table R802.4(1) and		



Re- Lot #12 Ruby Lane..Willow Knoll Subdivision

Dear Ann, or TAMMY.

I have enclosed all of the information requested.

Cross sections w/ framing details

Floor plans with elevations

Window and door placement.

Foundation plans

No special review..garage is being added..to existing house.

Shape of lot

Boundary survey with measurements

1st floor , basement floor elevations

Utilities

Disposal area for surface water

Silt fence locations

Please contact me at 939-7606 if additional information is needed.

Nicholas Karahalios



Residential Building Permit Application Checklist

All of the following information is required and must be submitted in order to help insure an expeditious permitting process.

A complete set of construction drawings must include:

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing (if applicable)
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included. *will apply later*

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the new or existing structure(s), a plot plan is required and must include:

- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines drawn to scale. Structures include decks porches; a bow windows cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown.
- Boundary survey to scale showing north arrow; zoning district and setbacks
- First floor sill elevation (based on mean sea level datum)
- Location and dimensions of parking areas and driveways
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Location of areas on the site that will be used to dispose of surface water
- Existing and proposed grade contours
- Silt fence locations

Surveyor's monuments must be in place and the Pt staked for a setback inspection.

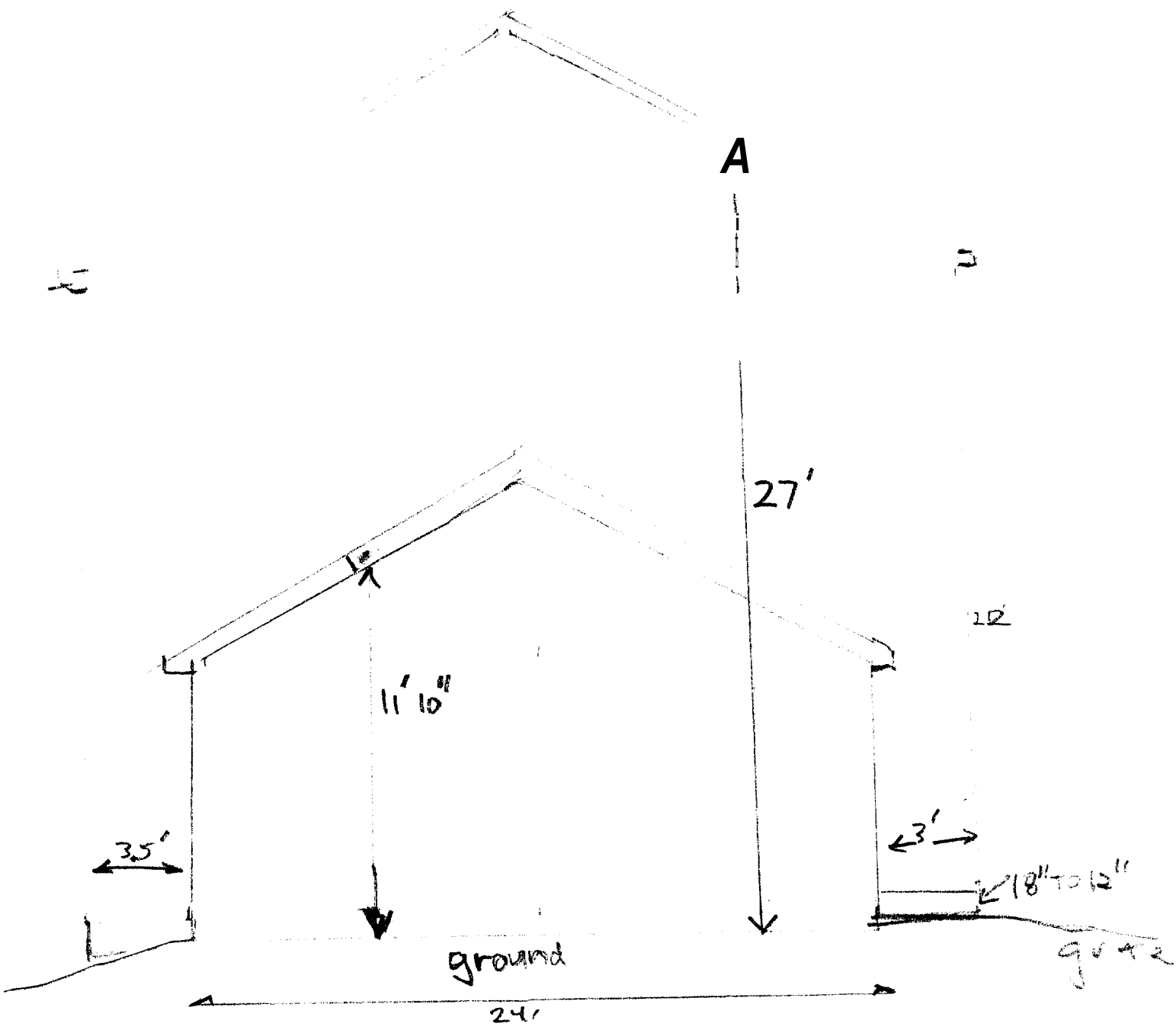
Please submit all of the information outlined in this Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.





1" = 5'

Floor grades requested

Floor grade of basement floor 101.67 feet

Floor grade of **sill** 109 feet

Floor grade of 1st floor 110 feet

Zoning R-3

Setbacks 14' side

Back and rear 25'

(DEF
THR
SHA
ASS

WETLAND BOL
DELINEATED E
ASSOCIATES

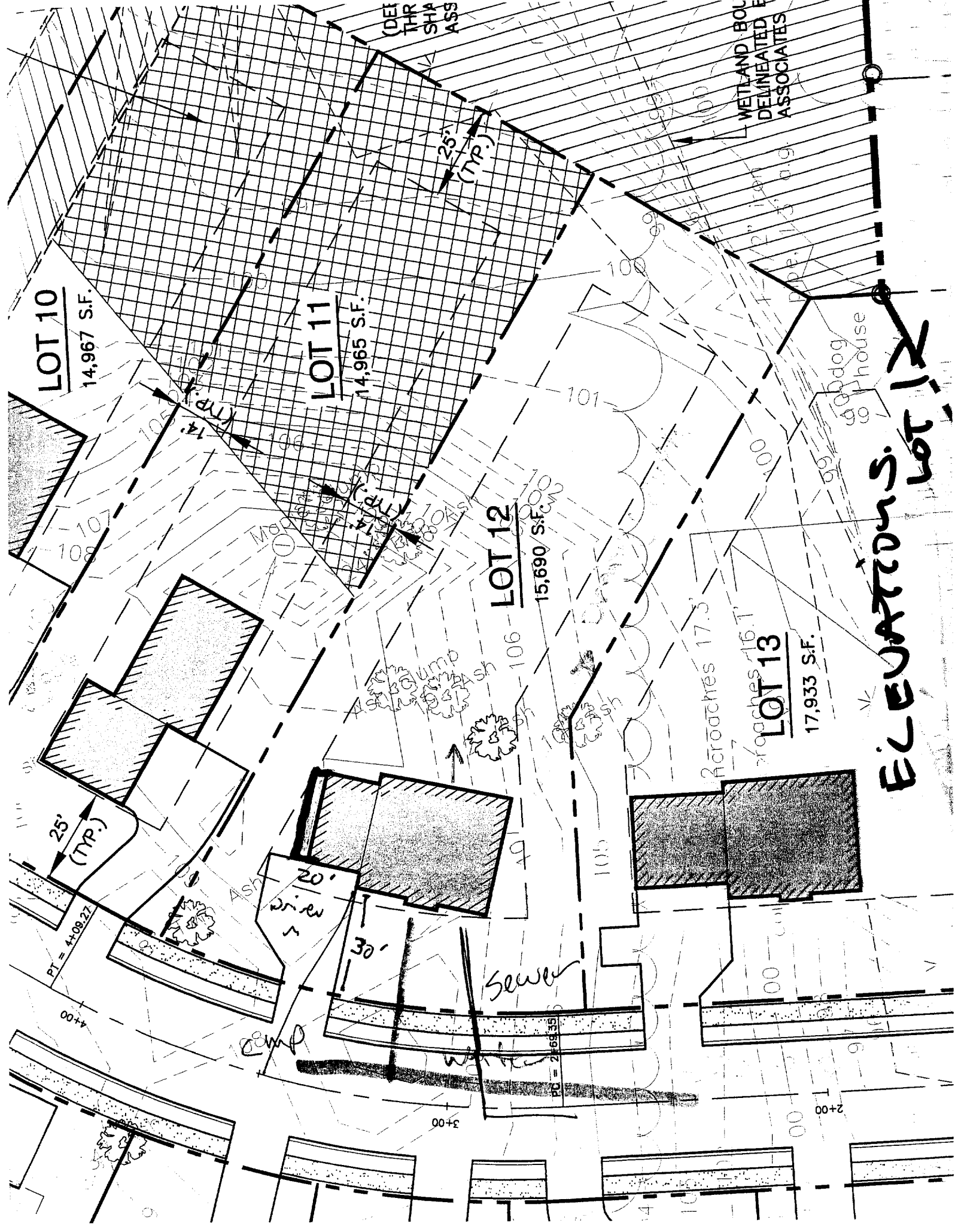
LOT 10
14,967 S.F.

LOT 11
14,965 S.F.

LOT 12
15,690 S.F.

LOT 13
17,933 S.F.

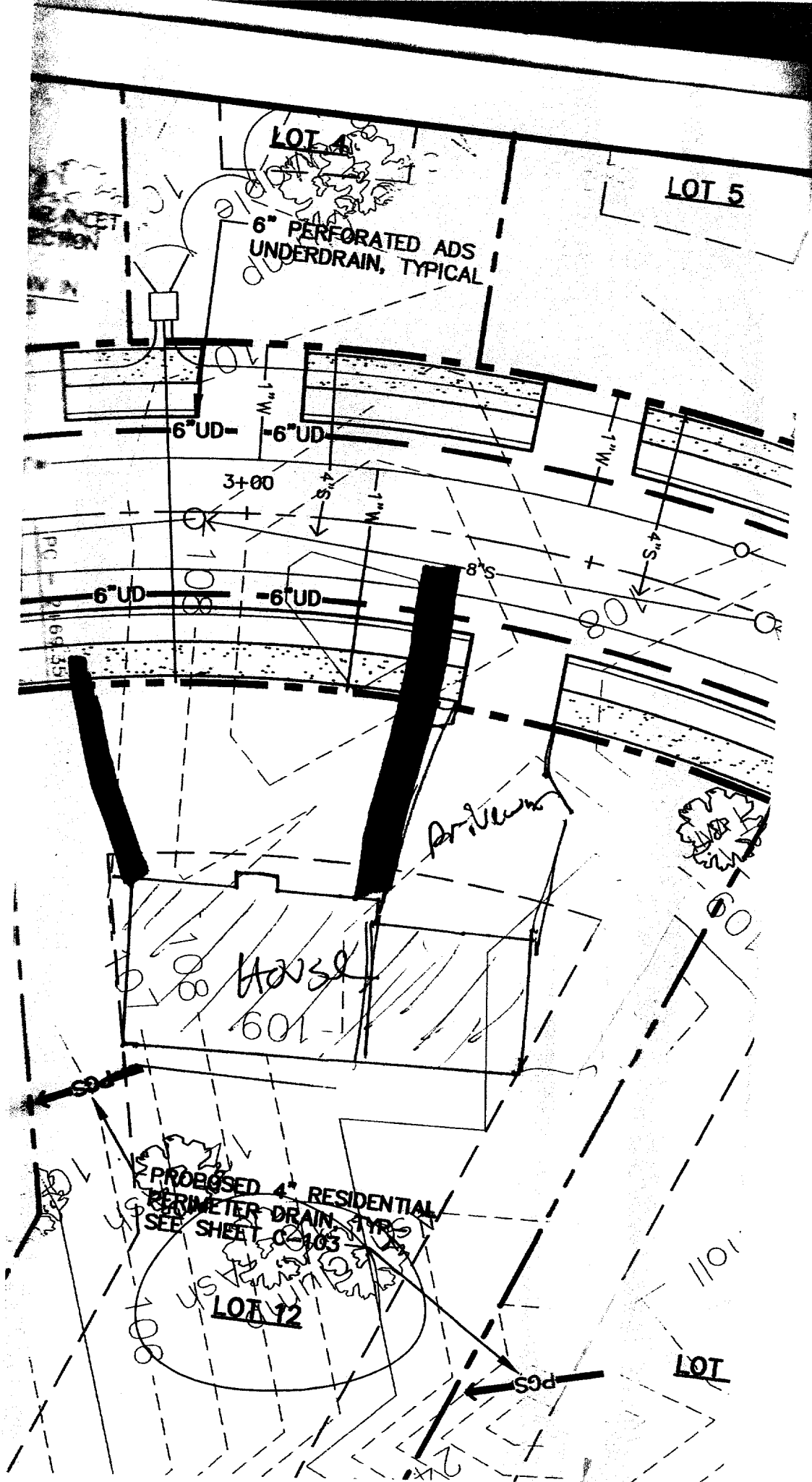
ELEVATIONS LOT 12



4" sewer

1" water

Underground Electric



Perimeter Drain

From: Jay Reynolds
To: Single Family Signoff
Date: 10/24/05 4:09:30 PM
Subject: Ruby Lane Lot#12

perm # 05-1392

CBL 3426030,
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