

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, Fax: 874-8716

Location of Construction: Ashley Lane		Owner: Royal River Development		Phone: 892-3149		Permit No: 991393 ISSUED DEC 17 1999 CITY OF PORTLAND Zone: CBL: 423-A-002 Zoning Approval:
Owner Address: ** Ron Smith Custom Built Homes of Maine Inc.		Lessee/Buyer's Name: 27 Main St. Windham, ME 04062		Phone: ph: 892-3149		
Contractor Name: Development		Address: N/A		Phone: N/A		
Past Use: Vacant Condo's		Proposed Use: Condo's		COST OF WORK: \$ 600,000 PERMIT FEE: \$ 3,030.00 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: A-3 Type: 5B BOC A96 Signature: <i>Hoffner</i>		
Proposed Project Description: Condo units (23, 24, 28, 29, 30, 31) (80 & 78 Ashley Ln) (96, 94, & 92 Ashley Ln) (76 & 74 Ashley Ln) 7 UNITS 3 Bldgs.				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: _____ Date: _____		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By: KA		Date Applied For: 12-8-99				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 Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____

- 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..

***Please Send To: Ron Smith
 Custom Built Homes of Maine Inc.
 27 Main St.
 Windham, ME 04062

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 provisions of the code(s) applicable to such permit

12-8-99

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

PERMIT ISSUED WITH REQUIREMENTS
 CEO DISTRICT
 [Signature Box]

24/Jan. 2000

COMMENTS

UNIT 21-22 Framing inspection

Inspected units 28-29 Framing only

29 MAR. 2K Inspection for 30-31 Framing and Plbg. Closing. 14-

11 APR 2K - units 28-29 Final insp. did not pass not ready

25 APR 2K - units 24-25-23 Plbg. Framing OK.

8 June 2K Cofo Unit 25

25 July 2K Cofo For units 23-24 work done as per plan.

Inspection Record

Type	Date
Foundation:	
Framing: 29 March, 2K units 30-31	
Plumbing: 29 March 2K	
Final:	
Other:	



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 76 Ashley Lane CBL: 423-A-002

Issued to Royal River Development

Date of Issue 15 May 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 991393, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Condo Unit #30

APPROVED OCCUPANCY

Use Group R-3
Type of Const. 5B
BOCA 1996

Limiting Conditions:

Temp. Certificate of Occupancy
until site work is completed
Expires 30 June 2000

This certificate supersedes
certificate issued

Approved:

15 May 2000 _____
(Date) Inspector

_____ Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 74 Ashley Lane CBL: 423-A-002

Issued to Royal River Development

Date of Issue 15 May 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 991393, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Condo Unit #31

APPROVED OCCUPANCY

Use Group R-3
Type of Const. 5B
BOCA 1996

Limiting Conditions:

Temp. Certificate of Occupancy
Until site-work is completed
Expires 30 June 2000.

**This certificate supersedes
certificate issued**

Approved:

15 May 2000

(Date)

Inspector

Inspector of Buildings

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Unit 25 Ashley Lane 423-A-002

Issued to Royal River development

Date of Issue June 9 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 991393, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Condo unit #25

APPROVED OCCUPANCY

use group R3 type of const. 5B
Boca 96

Limiting Conditions:

Temporary C of O until site work is completed and ok'd by DRC
Expires June 30 2000

**This certificate supersedes
certificate issued**

Approved:

12 June 2000

(Date) Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

06/12/00



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 94 Ashley Lane Lot 24 423-A-002

Issued to Custom Built Homes of Maine

Date of Issue Nov. 9 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 991393, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire Unit

use group R3 type 5B bocc 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

11/13/00
MAB
HAY



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 96 Ashley Lane Lot 23 423-A-002

Issued to Custom Built Homes of Maine

Date of Issue Nov. 9 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 991393, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire Unit

Use group R3 type 5B boca 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

11/13/00
MMD
H.H.M.
.....
(Date)

.....
Inspector

.....
Inspector of Buildings

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 98 Ashley Lane Lot 22 423-A-002

Issued to Custom Built Homes of Maine

Date of Issue Nov. 9 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 991333, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire Unit

use group R3 type 5B boca 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

[Signature]
.....
(Date) Inspector

[Signature]
.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

11/13/00
[Handwritten initials]



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 100 Ashley Lane Lot 21 423-A-002

Issued to Custom Built Homes of Maine

Date of Issue Nov. 9 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 991333 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire Unit

use group R3 Type 5B Boca 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

9/11/00

(Date) Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

11/13/00
AAA
WJ



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 92 Ashley Lane Lot 25 423-A-002

Issued to Custom Built Homes of Maine

Date of Issue Nov. 9 2000

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PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire Unit

use group R3 type 5B boca 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

11/13/00
MMA
11/13/00

(Date) Inspector

Inspector of Buildings

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 86 Ashley Lane Lot 26 423-A-002

Issued to Custom Built Homes of Maine

Date of Issue Nov 8 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 991333, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire Unit

use group R3 type 5B boca 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

[Handwritten signature]

(Date) Inspector

[Handwritten signature]

Inspector of Buildings

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11/13/00

[Handwritten initials]

[Handwritten initials]



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 84 Ashley Lane Lot 27 423-A-002

Issued to Custom Built Homes of Maine

Date of Issue Nov. 9 2000

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PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire Unit

use group R3 type 5B boca 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

11/13/00
AAA
10/24
(Date)

[Signature]
Inspector

[Signature]
Inspector of Buildings

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 80 Ashley Lane Lot 28 423-A002

Issued to Custom Built Homes of Maine

Date of Issue Nov 9 2000

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PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire Unit

use group R3 type 5B boca 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

[Signature]
.....
(Date) Inspector

[Signature]
.....
Inspector of Buildings

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11/13/00
[Signature]



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 78 Ashley Lane Lot 29 423-A-002

Issued to Custom Built Homes of Maine

Date of Issue Nov 9 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 991393, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire unit

use group R3 type 5B boca 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

[Signature]

(Date) Inspector

[Signature]

Inspector of Buildings

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11/13/00
[Handwritten initials]



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 76 Ashley Lane Lot 20 423-A-002

Issued to Custom Built Homes of Maine

Date of Issue Nov 9 2000

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PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire Unit

use group R3 type 5B boca 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

11/13/00
[Signature]
[Signature]

Inspector

[Signature]
Inspector of Buildings

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 74 Ashley Lane Lot 31 423-A-002

Issued to Custom Built Homes of Maine

Date of Issue Nov 9 2000

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PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire Unit

use group R3 type 5B boca 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

[Signature]

(Date) Inspector

[Signature]

Inspector of Buildings

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11/13/00
MJD
11/9/00



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Unit #23 Ashley Lane CBL: 423-A-002

Issued to Royal River Development

Date of Issue July 25, 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 991393, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Unit #23 Condo
Single family dwelling

APPROVED OCCUPANCY

Type of Construction 5-B
Use group R-3
BOCA 1996

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

25 July 2000 *[Signature]*

(Date) Inspector

[Signature] 1001 12 Mr. T...

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

07/26/00
[Handwritten initials]



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Unit #24 Ashley Lane GBL: 423-A-002

Issued to Royal River Development

Date of Issue July 25, 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 991393, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Unit #24 Condo
Single family dwelling

APPROVED OCCUPANCY

Use group R-3
Type of Construction 5-B
BOCA 1996

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

25 July 2000 [Signature]
.....
(Date) Inspector

[Signature] [Signature]
.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

07/26/00 [Signature]