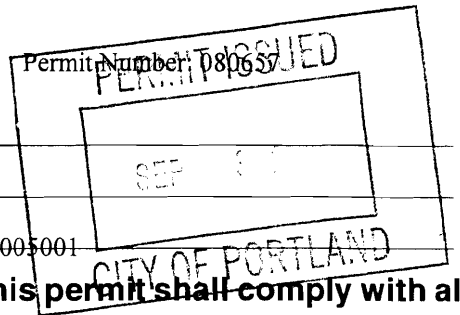


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT



This is to certify that DIPHILIPPO MICHAEL AND LISA R. DIPHILIPPO JTS/T fine

has permission to 1736 sq. ft. Single Family Home w/Attached Garage

AT 0 TIDE MILL RD #5 PL 212 A005001

provided that the person or persons who apply for and 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 is procured before this building or part thereof is occupied 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

9/2/08 *Alfred M.*
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

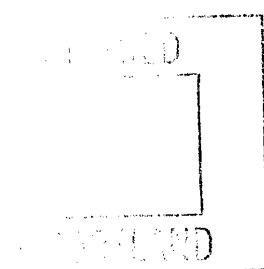
Permit No: 08-0657	Issue Date: 9/2/08	CBL: 212 A005001
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Location of Construction: 0 TIDE MILL RD (#5)	Owner Name: DIPHILIPPO MICHAEL A & LISA	Owner Address: 21 TIDE MILL RD	Phone: 207-831-5100
Business Name:	Contractor Name: Treeline Development Corp	Contractor Address: 83 Cobb Ave. Portland	Phone: 2078315100
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-2

Past Use: Vacant Land	Proposed Use: 1736 sq.ft. Single Family Home w/Attached Garage	Permit Fee: \$935.00	Cost of Work: \$84,000.00	CEO District: 3
Proposed Project Description: 1736 sq.ft. Single Family Home w/Attached Garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SD IRC-2003 Signature: CLM 9/2/08	
		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: lmd	Date Applied For: 06/11/2008	Zoning Approval
-------------------------	---------------------------------	------------------------

<ol style="list-style-type: none"> 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 N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2008-0080 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> OK w/conditions Date: 8/20/08 ABU	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 ABU 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

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

Permit No: 08-0657	Date Applied For: 06/11/2008	CBL: 212 A005001
------------------------------	--	----------------------------

Location of Construction: 5 TIDE MILL RD	Owner Name: DIPHILIPPO MICHAEL A & LISA	Owner Address: 21 TIDE MILL RD	Phone: 207-831-5100
Business Name:	Contractor Name: Treeline Development Corp	Contractor Address: 83 Cobb Ave. Portland	Phone: (207) 831-5100
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: 1736 sq.ft. Single Family Home w/Attached Garage	Proposed Project Description: 1736 sq.ft. Single Family Home w/Attached Garage
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 08/20/2008

Note: **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** Chris Hanson **Approval Date:** 09/02/2008

Note: **Ok to Issue:**

- 1) All 3 garages must be separated by one hour rated assemblies from dwelling units.
- 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) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 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: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 08/20/2008

Note: **Ok to Issue:**

- 1) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 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 Services 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) 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.
- 6) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:

Location of Construction: 5 TIDE MILL RD	Owner Name: DIPHILIPPO MICHAEL A & LISA	Owner Address: 21 TIDE MILL RD	Phone: 207-831-5100
Business Name:	Contractor Name: Treeline Development Corp	Contractor Address: 83 Cobb Ave. Portland	Phone (207) 831-5100
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

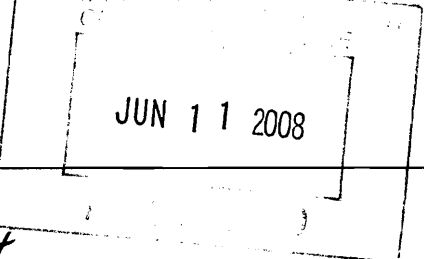
6/20/2008-amachado: Talked to Doug Willett, Treeline Development Corp. 8' x 12' second floor deck off rear of house is not on siteplan. It needs to be added.

8/19/2008-amachado: Received revised siteplan.



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.

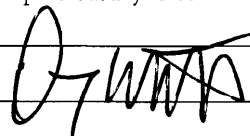
Location/Address of Construction: <u>Lot 19 Tide Mill Rd #5</u>		
Total Square Footage of Proposed Structure <u>1736 sqft</u>		Square Footage of Lot <u>34,975</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>212 A 5</u>	Owner: <u>Mike Diphilippo</u>	Telephone: <u>831-5100</u>
Lessee/Buyer's Name (If Applicable) <u>17</u>	Applicant name, address & telephone: <u>Tree Line Development Corp.</u> <u>83 Cobb Ave.</u> <u>Portland, ME 04102</u>	Cost Of Work: \$ <u>84,000</u> Fee: \$ <u>75</u> C of O Fee: \$ <u>75</u>
Current legal use (i.e. single family) If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? Project description:	<u>Vacant Lot</u> <u>Single Family Residence</u> <u>Harrow Farm</u> If yes, please name <u>Estates</u> <u>Single Family 2 Bedroom/1 Bath</u>	
Contractor's name, address & telephone: <u>Tree Line Development Corp.</u> Who should we contact when the permit is ready: <u>Doug Willett</u> Mailing address: <u>83 Cobb Ave</u> <u>Portland</u> Phone: <u>831-5100</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, 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:

6/10/08

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

212A-005
Michael DiPhilippe

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings Revisions Date
STRUCTURAL		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	8'x18" w/ 2 rebar's	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	N/A	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	8' o.c. 1" from corners	
Lally Column Type (Section R407)	steel col / con. filled.	(need specs)
Girder & Header Spans (Table R 502.5(2))	w/ structural beam	sized by others *
Built-Up Wood Center Girder Dimension/Type	steel	specs
Sill/Band Joist Type & Dimensions	2x10	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16 o.c	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	N/A	
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))	8/12	
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	Trusses	need specs.
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8 roof 1/2 walls 3/4 floor	
Fastener Schedule (Table R602.3(1) & (2))	IRC 2007	
Private Garage (Section R309) Living Space? (Above or beside)		
Fire separation (Section R309.2)	yes 1 hr walls + ceiling	3 Garages
Opening Protection (Section R309.1)		5/8" All walls
Emergency Escape and Rescue Openings (Section R310)		
Roof Covering (Chapter 9)	Asphalt. 30-yr.	
Safety Glazing (Section R308)	yes. see sch.	
Attic Access (Section R807)	22x30	
Chimney Clearances/Fire Blocking (Chap. 10)	2" / N/A.	
Header Schedule (Section 502.5(1) & (2))		
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-19 R-28	

Type of Heating System		
Means of Egress (Sec R311 & R312) Basement	✓	
Number of Stairways 1		
Interior		
Exterior		
Treads and Risers 7 3/4" x 10" min (Section R311.5.3)	✓	
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)	34-38 ✓	
Smoke Detectors (Section R313) Location and type/Interconnected	✓	✓
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)	not shown	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	1hr	Charge walls.
Deck Construction (Section R502.2.1)	✓	O.K.

Applicant: Mike Diphilipp

Date: 6/20/08 / revised 8/20/08

Address: O Tide Mill Rd - lot 19

C-B-L: 012-A-005
perm. # 08-0657

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-2

Interior or corner lot

Proposed Use/Work - build new 2 story single family home (34'x40') w/ 3 car garage ^{on 1st floor}

Sevage Disposal - city

Lot Street Frontage - 50' min. - ~~392'~~ 394'

Front Yard - 25' min. - 141' scaled ✓

Rear Yard - 25' min. - ~~37' scaled~~ 28' scaled to new deck

Side Yard - 25' min. 14' - left side - ~~43' scaled~~ 42' scaled
side yard/pedestrian 20' - right side - 62' scaled ✓

Projections -

Width of Lot - 80' min. - ~~144' scaled~~ 148' scaled

Height - 35' - 23.25 scaled

Lot Area - 10,000 sq ft min. - 34,975 sq ft given

Lot Coverage Impervious Surface - 20% ≤ 6995

Area per Family - 10,000 OK

Off-street Parking - 2 spaces required

Loading Bays - N/A

Site Plan - minor/minor 2008 - 0080

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 12 - zone X

$$\begin{array}{r} \text{house } 28 \times 58 = 1064 \\ 2 \times 14 = 28 \\ 6 \times 12 = 228 \\ \hline 1320 \end{array}$$

OK

1320

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

2008-0080

Application I. D. Number

6/11/2008

Application Date

1736 SqFt Single Family Home with Att

Project Name/Description

Treeline Development Corp.

Applicant

83 Cobb Ave, Portland, ME 04102

Applicant's Mailing Address

Doug Willett

Consultant/Agent

Applicant Ph: (207) 831-5100 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Tide Mill Rd, Portland, Maine

Address of Proposed Site

212 A005001

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 Apt 0 Condo 0 Other (specify) _____

0

Proposed Building square Feet or # of Units Acreage of Site Proposed Total Disturbed Area of the Site Zoning

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
 Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
 Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
 After the Fact - Major Stormwater Traffic Movement Other _____
 After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **6/12/2008**

Zoning Approval Status:

Reviewer _____

- Approved** **Approved w/Conditions**
See Attached **Denied**

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

Condition Compliance

signature

date

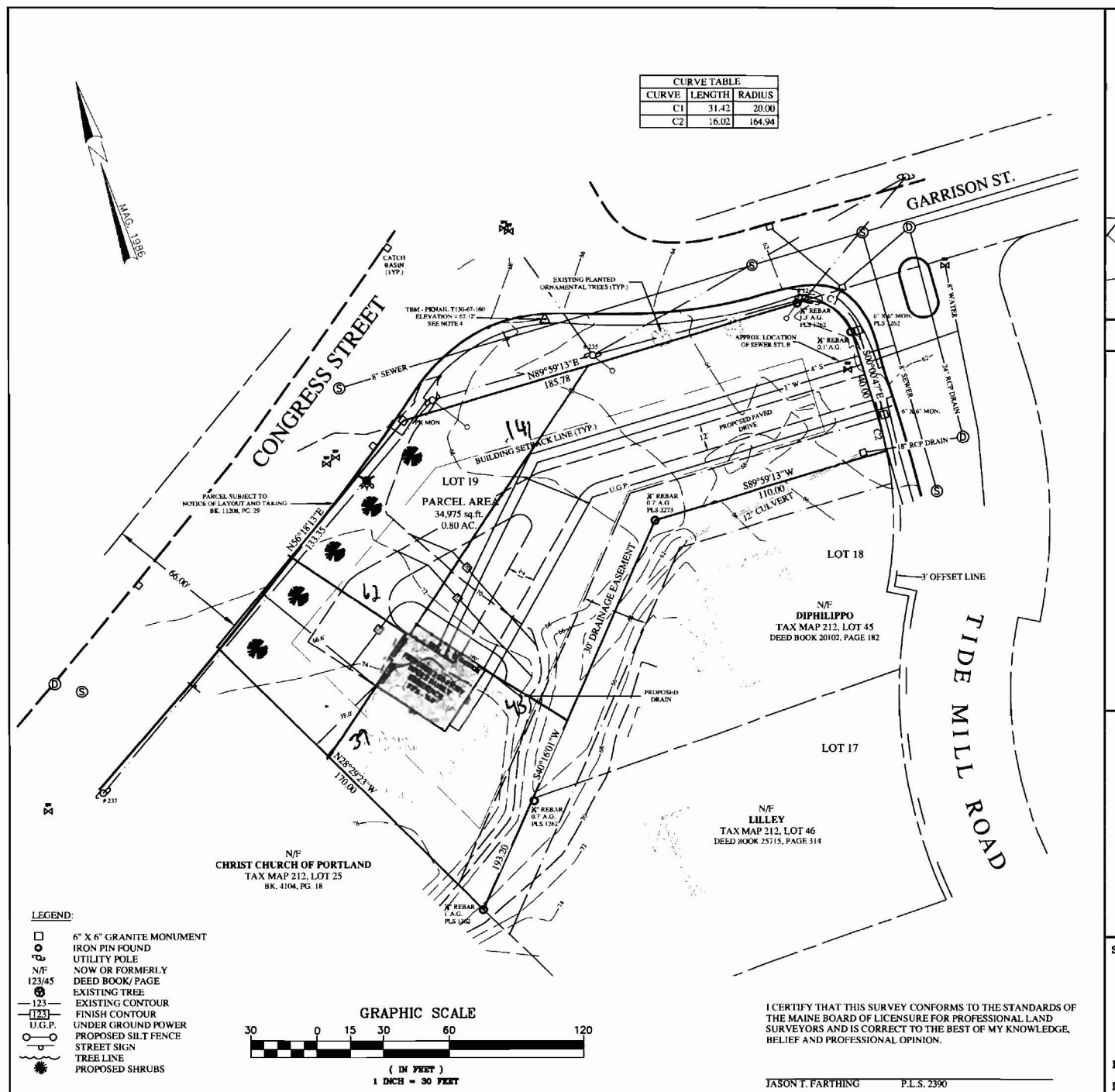
Performance Guarantee

Required*

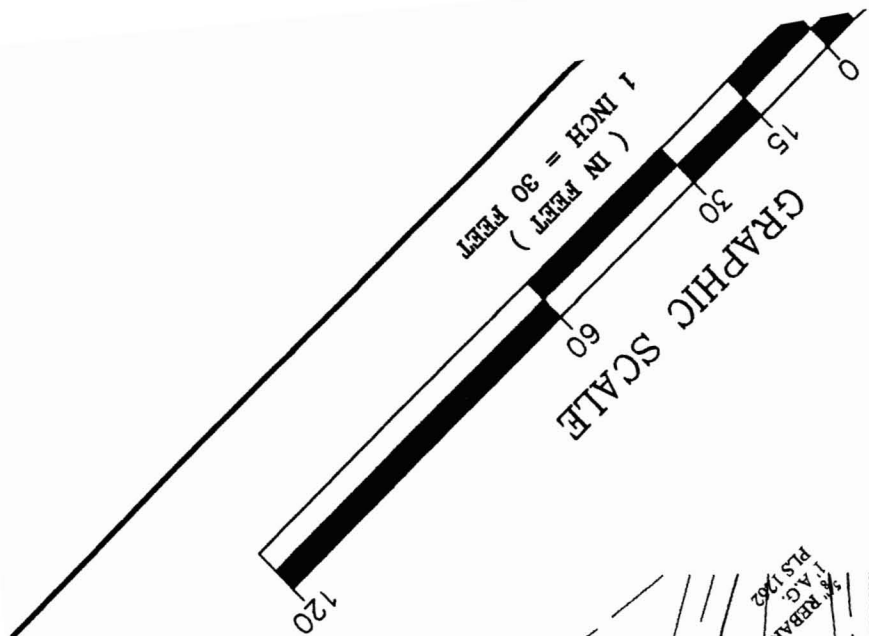
Not Required

* 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 | |



revis.



N/E
LILLEY
TAX MAP 212, LOT 46
DEED BOOK 23715, PAGE 314

N/E
DIPHILLIPO
TAX MAP 212, LOT 45
DEED BOOK 20102, PAGE 182

N/E
CHRIST CHURCH OF PORTLAND
TAX MAP 212, LOT 25
BK. 4104, PG. 18

CEL SUBJECT TO
DEED BOOK 11208, PG. 29

CONGRESS STREET

