



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development Building Inspections Division

Location: 5 TIDE MILL RD

CBL: 212- A-005-00

Issued to: RM, INC

Date Issued: 2/29/2012

Date Expires: 02/0/2013

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. 2012-02-3330-UT, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Use Group R3, Type 5B, IRC 2003

Approved:

2-29-2012

(Date)

Dan McNamee
Inspector

[Signature]
Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

m # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

**BUILDING INSPECTION
PERMIT**

Permit Number: 100522

RECEIVED

is is to certify that RM INC /RM, Inc.

is permission to Build New 3 bedroom 2.5 bath single family home w/2 car garage

JUN 30 2010

5 TIDE MILL RD

CBL 212 A005001

Dept. of Building Inspection
City of Portland, Maine

rovided that the person or persons, firm or corporation accepting this permit shall comply with all
f the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating
re construction, maintenance and use of buildings and structures, and of the application on file in
is department.

Apply to Public Works for street line
and grade if nature of work requires
such information.

Notification of inspection must be
given and written permission procured
before this building or part thereof is
lathed or otherwise closed-in. 24
HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be
procured by owner before this build-
ing or part thereof is occupied.

OTHER REQUIRED APPROVALS

ire Dept. _____

ealth Dept. _____

ppeal Board _____

ther _____

Department Name

Jamie Bank 6/24/10
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: 10-0522		Issue Date:	CBL: 212 A005001
Location of Construction: 5 TIDE MILL RD	Owner Name: RM INC	Owner Address: 98 BROADWAY	Phone:
Business Name:	Contractor Name: RM, Inc.	Contractor Address: 98 Broadway South Portland	Phone: 2073325463
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-2
Past Use: Vacant Land	Proposed Use: Single Family Home - Build New 3 bedroom 2.5 bath single family home w/2 car garage	Permit Fee: \$1,295.00	Cost of Work: \$20,000.00
Proposed Project Description: Build New 3 bedroom 2.5 bath single family home w/2 car garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JMB 6/29/10
		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: 05/14/2010	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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.</p>	<p>Special Zone or Reviews</p> <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 2010-0039 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date:	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <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:
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RECEIVED

JUN 30 2010

Dept. of Building Inspections
City of Portland Maine

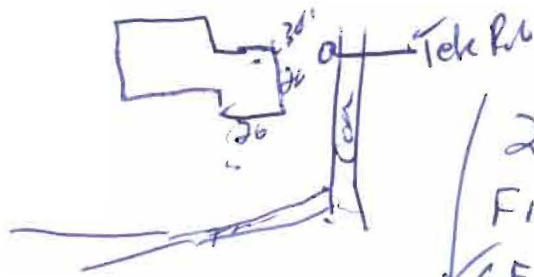
PERMIT ISSUED

JUN 30 2010

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



Rebar present all future at count with
setbacks appear fine ok MLD

7-1-10

Stone, Fiberglass, Red Pipe OK

Backflow on positive drain

Drop concrete + Torflex Dampstron
OK to backfill MLD

9-17-10

Need jump circuit in DW
need mats for 3 hangers
need amended plan for stairs
need bracing for basement

2-22-12 DWM Rob 332-5463

Final fall. Provide: Address

- ✓ GFCI at garage door outlets
 - ✓ GFCI Tamper resistant at boiler
 - ✓ Hammer arrestor at ice maker
 - ✓ Secure & terminate wires in attic
 - ✓ Secure outlet at Jacuzzi
 - ✓ Provide access to Jacuzzi
 - ✓ Handrail 3.25" at front steps 2.75" max
 - ✓ Handrails at rear deck steps + basement stair
- DRC approval

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date _____
 Permit # 2010-4536
 CBL# 212-A-5

LOCATION: 5 TIDE MILL METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER ROB TWOMBLEY
 TENANT _____ PHONE # _____

TOTAL EACH FEE

OUTLETS	<u>50</u>	Receptacles	<u>40</u>	Switches	<u>7</u>	Smoke Detector	.20
FIXTURES	<u>30</u>	Incandescent	<u>3</u>	Fluorescent		Strips	.20
SERVICES		Overhead	<u>1</u>	Underground		TTL AMPS <u>200</u> <800	15.00
		Overhead		Underground		>800	25.00
Temporary Service		Overhead		Underground		TTL AMPS	25.00
METERS	<u>1</u>	(number of)					1.00
MOTORS		(number of)					2.00
RESID/COM		Electric units					1.00
HEATING		oil/gas units		Interior		Exterior	5.00
APPLIANCES	<u>1</u>	Ranges		Cook Tops		Wall Ovens	2.00
		Insta-Hot		Water heaters	<u>3</u>	Fans	2.00
	<u>1</u>	Dryers		Disposals	<u>1</u>	Dishwasher	2.00
		Compactors		Spa	<u>1</u>	Washing Machine	2.00
		Others (denote)					2.00
MISC. (number of)		Air Cond/win					3.00
		Air Cond/cent				Pools	10.00
		HVAC		EMS		Thermostat	5.00
		Signs					10.00
		Alarms/res					5.00
		Alarms/com					15.00
		Heavy Duty(CRKT)					2.00
		Circus/Carnv					25.00
		Alterations					5.00
		Fire Repairs					15.00
		E Lights					1.00
		E Generators					20.00
PANELS		Service		Remote	<u>1</u>	Main	4.00
TRANSFORMER		0-25 Kva					5.00
		25-200 Kva					8.00
		Over 200 Kva					10.00
						TOTAL AMOUNT DUE	
		MINIMUM FEE/COMMERCIAL	55.00			MINIMUM FEE	45.00

212-A-5

RECEIVED

AUG 10 2010

Dept. of Building Inspections
City of Portland, Maine

CONTRACTORS NAME LATINI ELECTRIC MASTER LIC. # 9506
 ADDRESS 7 ORCHARD CIRCLE LIMITED LIC. # _____
 TELEPHONE 821 7251

SIGNATURE OF CONTRACTOR

PLUMBING APPLICATION

Department of Health and Human Services
Division of Environmental Health

PROPERTY ADDRESS

Town or Plantation: Portland
Street: 5 Tide Mill
Subdivision/Lot #: _____

PROPERTY OWNERS NAME

Last: Trumbly First: Rob

Applicant Name: Jason Lamb

Mailing Address of Owner/Applicant (If Different): 55 High Street Westbrook, ME 04092

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit

Signature of Owner/Applicant: [Signature] Date: 9/3/10

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: _____

Date Approved: _____

2810-8253

PORTLAND PERMIT # 11412 TOWN COPY

Date Permit Issued: 9/3/10 \$ 1184 If Double Fee Charged

Local Plumbing Inspector Signature: [Signature] L.P.I. # 3610

212-A-5

PERMIT INFORMATION

This Application is for

- 1. NEW PLUMBING
- 2. RELOCATED PLUMBING

Type of Structure To Be Served:

- 1. SINGLE FAMILY DWELLING
- 2. MODULAR OR MOBILE HOME
- 3. MULTIPLE FAMILY DWELLING
- 4. OTHER - SPECIFY _____

Plumbing To Be Installed By:

- 1. MASTER PLUMBER
- 2. OIL BURNERMAN
- 3. MFG'D. HOUSING DEALER/MECHANIC
- 4. PUBLIC UTILITY EMPLOYEE
- 5. PROPERTY OWNER

LICENSE # MS 90013785

212 AS

Hook-Up & Piping Relocation Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District

OR

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

OR

TRANSFER FEE
\$6.00

Column 2 Type of Fixture

Number	Type of Fixture
02	Hosebib / Silcock
	Floor Drain
	Urinal
	Drinking Fountain
	Indirect Waste
	Water Treatment Softener, Filter, etc.
	Grease / Oil Separator
	Roof Drain
	Bidet
	Other: _____
Fixtures (Subtotal) Column 2	

Column 1 Type of Fixture

Number	Type of Fixture
01	Bathtub (and Shower)
01	Shower (Separate)
01	Sink
05	Wash Basin
03	Water Closet (Toilet)
01	Clothes Washer
01	Dish Washer
	Garbage Disposal
	Laundry Tub
	Water Heater
Fixtures (Subtotal) Column 1	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

13	Fixtures (Subtotal) Column 1
02	Fixtures (Subtotal) Column 2
15	Total Fixtures
	Fixture Fee
	Transfer Fee
	Hook-Up & Relocation Fee
	Permit Fee (Total)

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a “Stop Work Order” and subsequent release to continue with construction.**

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
NOTE: There is a \$75.00 fee per inspection at this point.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



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>5 TIDE MILL Rd</u>		
Total Square Footage of Proposed Structure/Area <u>3,052.76</u>		Square Footage of Lot <u>34,974</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>212 A 5</u>	Applicant * must be owner, Lessee or Buyer * Name <u>RM INC</u> Address <u>98 Broadway</u> City, State & Zip <u>So Portland Me. 04106</u>	Telephone: <u>207-332-5463</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>1220</u> Address <u>300</u> City, State & Zip <u>75</u>	Cost Of Work: \$ <u>120,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>1595</u>
Current legal use (i.e. single family) <u>VACANT LAND</u> If vacant, what was the previous use? <u>VACANT lot in subdivision</u> Proposed Specific use: <u>NEW HOUSE</u> Is property part of a subdivision? <u>yes</u> If yes, please name <u>Tide Mill Rd</u> Project description: <u>SFH 3bed room 2.5 Baths 2car garage</u>		
Contractor's name: <u>RM INC / Rob Twombly</u> Address: <u>98 Broadway</u> City, State & Zip <u>So Portland Me 04106</u> Telephone: _____ Who should we contact when the permit is ready: <u>Rob Twombly</u> Telephone: <u>207-332-5463</u> Mailing address: <u>98 Broadway So Portland Me. 04106</u>		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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:  Date: 5/14/2010

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

COST of work? 120,000 ÷ 3,052 = \$39.51/SF 6/15/10

5 Tidemill Rd CBL: 212-A-005 #10-0522

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)	16" x 10" garage 4' 20" x 10" house 7'9" 8" wall			
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" perf Pipe, filter, bituminous			
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	Full Basement			
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" bolt 12" corners 6' OC.			
Lally Column Type (Section R407)		3 1/2" conc. filled		
Girder & Header Spans (Table R 502.5(2))	7'-4" shown Max @ 28' = 6'3" Max @ 30' = 6'1"	6/24/10 Max spacing 5'5"	OK	
Built-Up Wood Center Girder Dimension/Type	? →	6/18 3-2x12	OK	
Sill/Band Joist Type & Dimensions	2x6 PT 2x10 Rim			
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 - 16" OC @ 14'-6" " 12" OC @ 16'-2"			
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	Garage 13" OFJ 12" OC @ 25' House 2x10 @ 16" & 12" OC.	perpendicular to rafters Need double @ load wall/beam 6/24/10 - changed direction of floor trusses max 16'11" condition for spec studs	OK	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x8 @ 16" OC. & (2x6 @ 16" OC @ 26" Garage	scales 18'6" will rein force w/ beam or Angled ties	OK	

No Sections A-A, B-B, CC 6/18 submitted

OK (3)

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	? 10:12 main 3.5/12 Dormers ? m Bath pitch	to check in Field - may increase pitch or roll roof	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4 Advantec, 7/16 Advantec 1/2 CDX	6/18	OK (4)
Fastener Schedule (Table R602.3(1) & (2))	To CABO code		
Private Garage (Section R309) Living Space ? (Above or beside)			
Fire separation (Section R309.2)	?	6/18-5/8 on Ceiling/walls	OK (5)
Opening Protection (Section R309.1)	1 in door		
Emergency Escape and Rescue Openings (Section R310)	Egress #W2852		
Roof Covering (Chapter 9)	Asphalt	? m Bath Roof pitch will increase pitch or roll roof	OK
Safety Glazing (Section R308)	Tempered in m Bath		
Attic Access (Section R807)	22x30 in Hall		
Chimney Clearances/Fire Blocking (Chap. 10)	N/A		
Header Schedule (Section 502.5(1) & (2))	? ? Dormer in garage/mB Roll roof	6/18 3-2x10 windows/doors short Roof framed over main	OK (6)
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	? R-19, R-21, R-38 31 windows	6/18	OK (7)

Type of Heating System	?	6/18 FFW Power vent	8
Means of Egress (Sec R311 & R312)			
Basement	yes stairs into garage not habitable		
Number of Stairways	2		
Interior	2		
Exterior	—		
Treads and Risers (Section R311.5.3)	R-7 3/4" max 10" min tread		
Width (Section R311.5.1)	3'		
Headroom (Section R311.5.2)	? Main = 36"-38"	6/18 6'-8" OK	9
Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)			
Smoke Detectors (Section R313)	smokes & CO OK		
Location and type/Interconnected	Also in garage →	per Rob T. Elect will delete	10
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)	N/A		
Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)			
Deck Construction (Section R502.2.1)	11.5 x 17 need Footing layout 2x10 @ 16" OC ? Beam	per Rob T. 3-2x10 beam 3 sono tubes max span 9' OK	11

Applicant: RM Inc (Rob Trumbly)

Date: 5/19/2010

Address: 5 Tide Mill Rd

C-B-L: 212-A-005

Permit # - 10-0522

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 w/ 10'x10' deck & attached 2 car garage

Sevage Disposal - city - public

Lot Street Frontage - 50' min - 394' (OK)

Front Yard - 25' min - 150' to garage (OK)

Rear Yard - 25' min - 62' to sevage corner (OK)

Side Yard - 1 1/2 story min - 10' min

2 story " - 14' min - 47' scaled to house left side (OK)

Projections - side of side street - 20' min - 26' to garage (OK)

Width of Lot - 80' min - lot width 125' scaled (OK)

Height - 35' max - 27' scaled (OK)

Lot Area - 10,000 sq ft min - 34,975 (assessent) (OK)

Lot Coverage Impervious Surface - 20% = 6,995 sq ft

deck 10'x10' = 100

front entry 8x6 = 48

25.33x28.5 = 721.9

24.67x28 = 690.76

14x26 = 364

2x56 = 112

7.5x7.5 = 56.25

2168.91 (OK)

Area per Family - 10,000 sq ft

Off-street Parking - 2 spaces required - 2 spaces in same

Loading Bays - N/A

Site Plan - minor/minor 2010-0004

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 13 - Zone X

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

Zoning Copy

2010-0009

Application I. D. Number

Marge Schmuckal

5/14/2010

Application Date

Rm Inc

Applicant

98 Broadway , South Portland, ME 04106

Applicant's Mailing Address

Rob Twombly

Consultant/Agent

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

Applicant or Agent Daytime Telephone, Fax

5 - 5 Tide Mill Rd, Portland, Maine

Address of Proposed Site

212 A005001

Assessor's Reference: Chart-Block-Lot

Single Family Home

Project Name/Description

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:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> Design Review |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Site Location |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement | <input type="checkbox"/> Housing Replacement |
| <input type="checkbox"/> After the Fact - Minor | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 5/14/2010

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

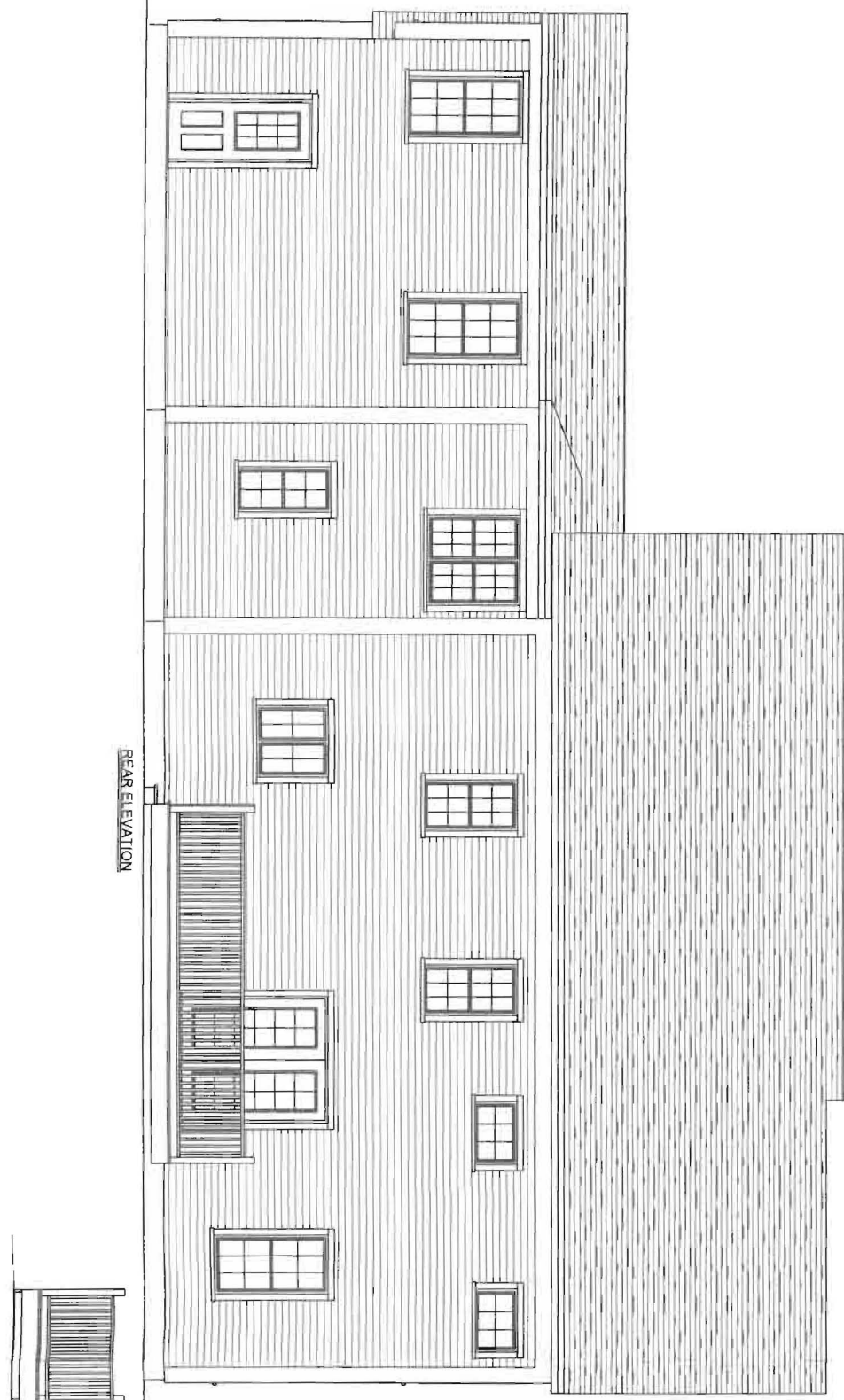
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

- Condition Compliance _____ signature _____ date

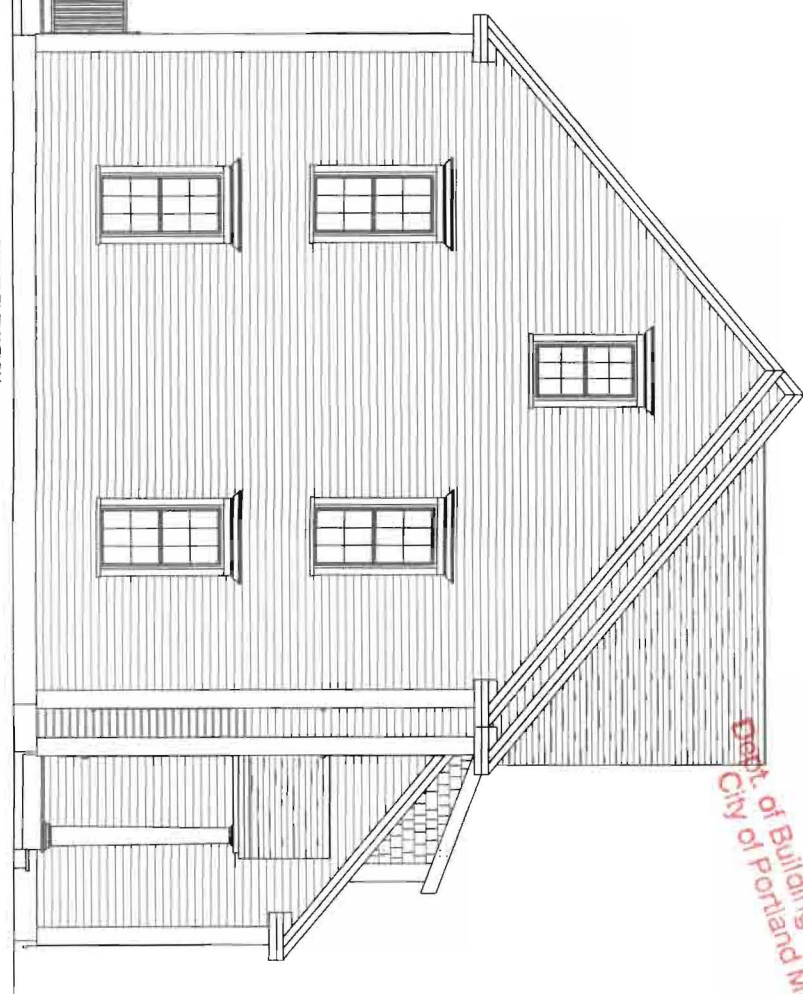
Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

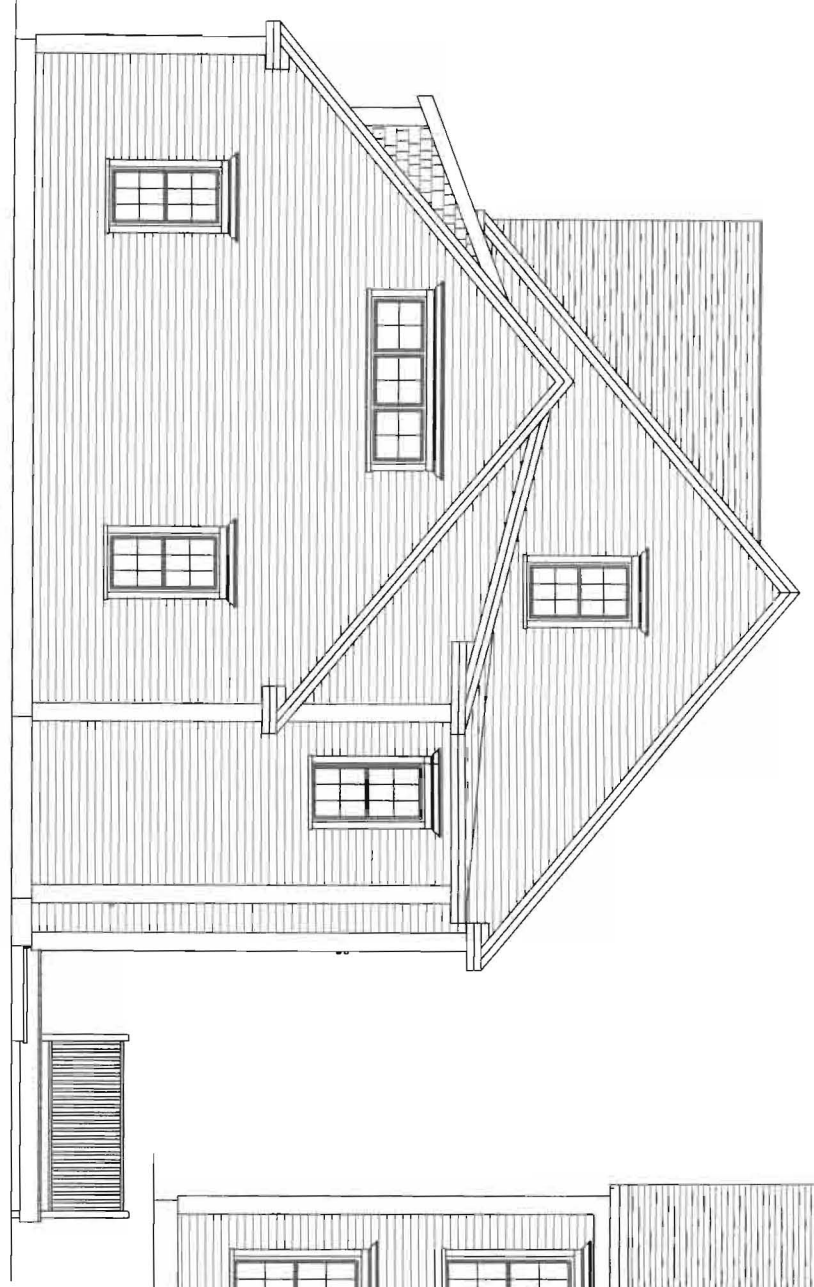
- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building 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 | |



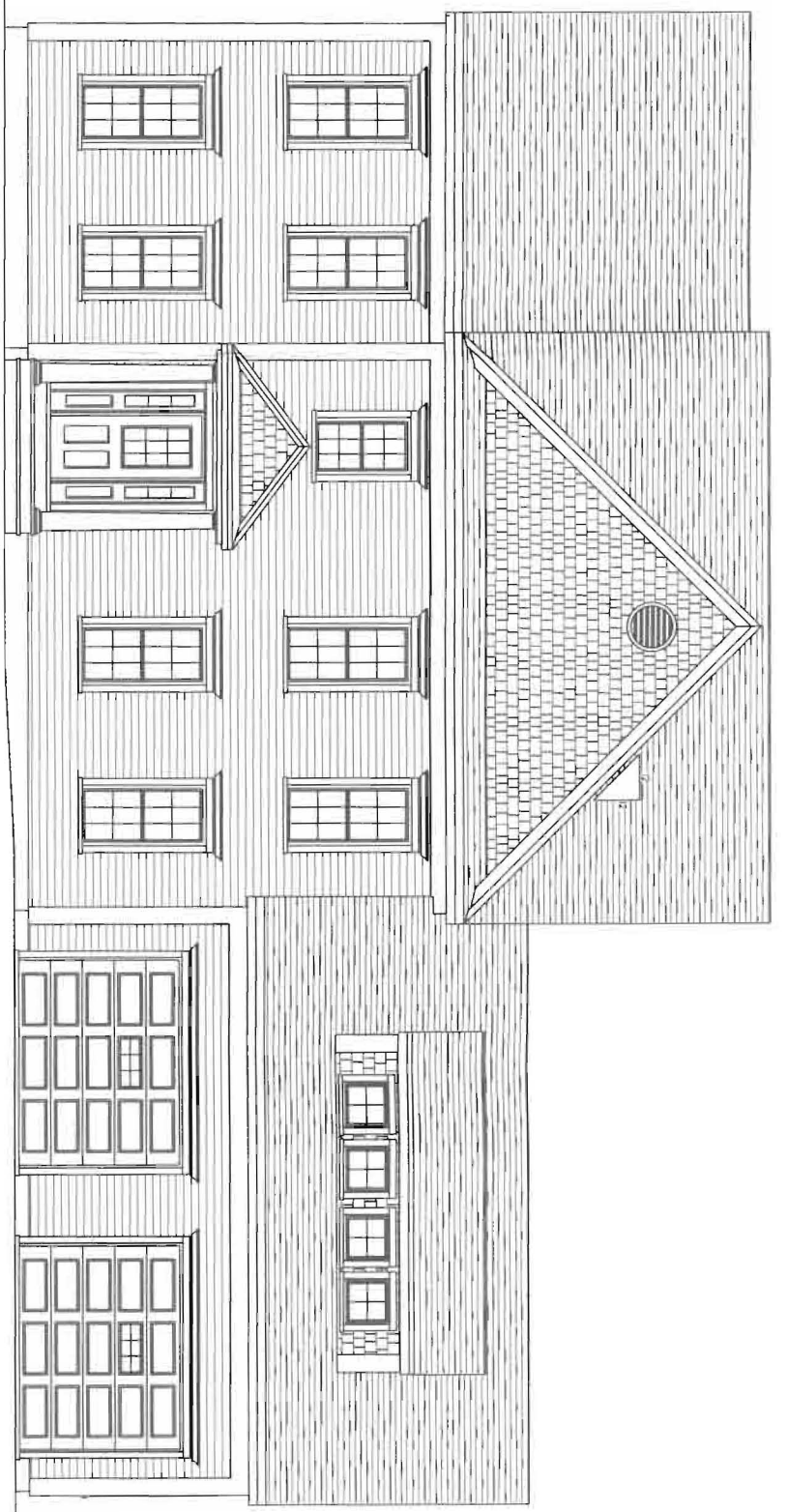
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

RECEIVED
 JUN 23 2010
 Dept. of Building Inspections
 City of Portland Maine

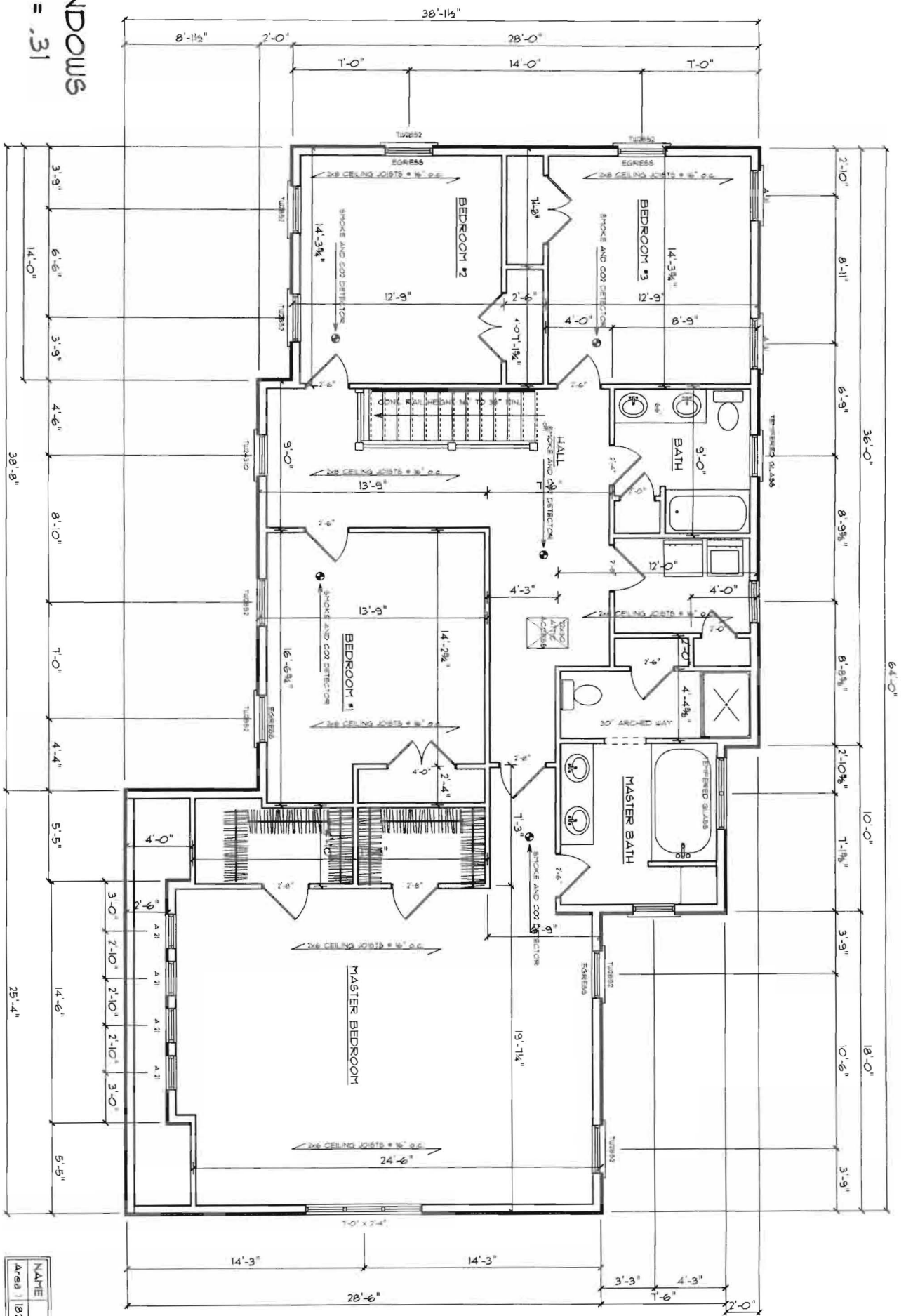
DATE: JUN 22 2009	SCALE: AS NOTED	DRAWN: [blank]	PLS: [blank]
SHEET 1 OF 1			

CONTRACTOR: *S. Tim M. M. M.*
 TWOMBLY
 TIDE RD
 SPEC.

PROJECT NAME:

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. FINES OF PORTLAND, ME AND PALANZA DESIGN ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSION AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION. CONTRACT SPECIFICATIONS OVERRULE HOUSE PLANS.

NOTE: ALL WINDOWS
U-FACTOR = .31



SCALE 1/4" = 1'-0"
2ND FLOOR PLAN

NAME	AREA
Area 1	1821.6 sq ft

RECEIVED

JUN 23 2010

Dept. of Building Inspections
City of Portland Maine

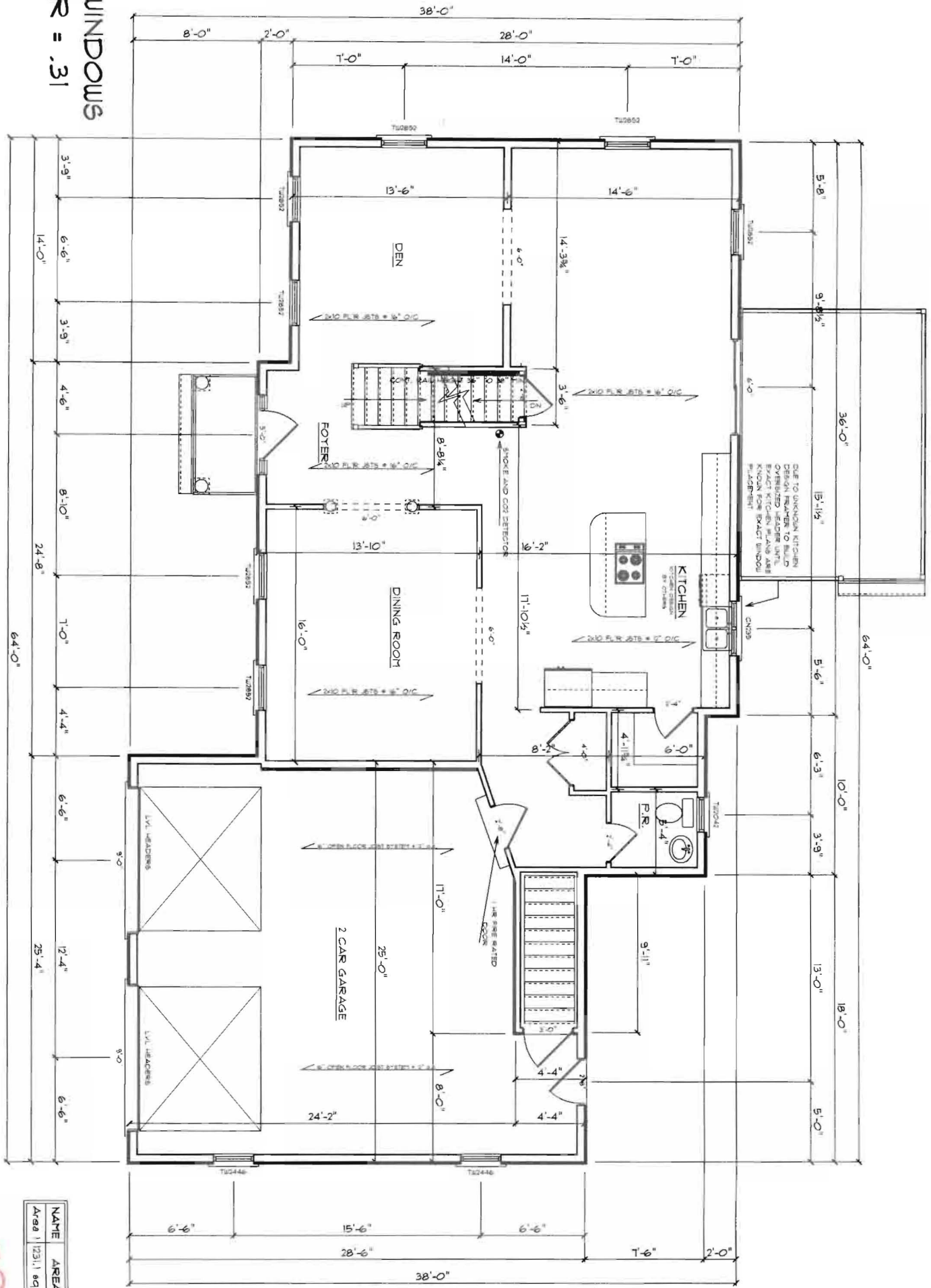
REVISIONS	
DATE	JUN 23 2010
SCALE	AS NOTED
DESIGN	
FILE	
SHEET	OF

CONTRACTOR: *S. Todd Miller*
**TWOMBLY
TIDE RD
SPEC.**

PROJECT NAME:

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. PRICES OF PORTLAND, ME AND PALANZA DESIGN ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION. CONTRACT SPECIFICATIONS OVERRIDE THESE PLANS.

NOTE: ALL WINDOWS
U-FACTOR = .31



SCALE: 1/4" = 1'-0"
1ST FLOOR PLAN

NAME	AREA
Area 1	12311 sq. ft.

RECEIVED

JUN 23 2010

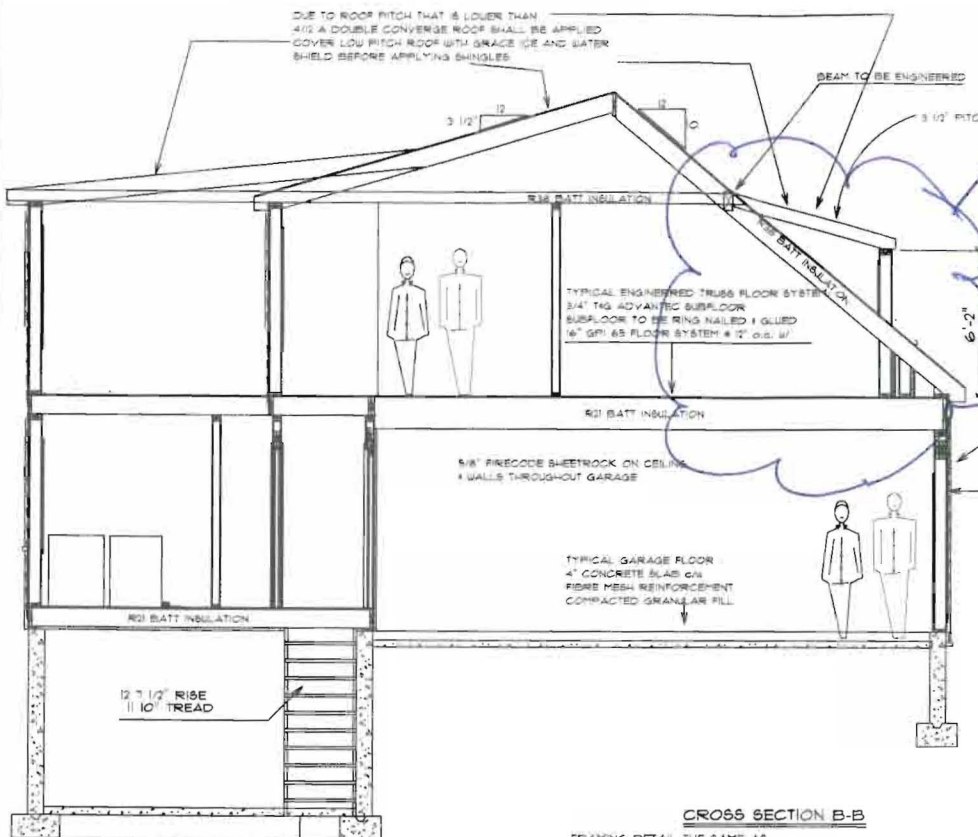
Dept. of Building Inspections
City of Portland Maine

PROJECT NAME:

CONTRACTOR: *Stidmiller*
TWOMBLY
TIDE RD
BREC

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. THE CITY OF PORTLAND, ME AND PALANZA DESIGN ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.

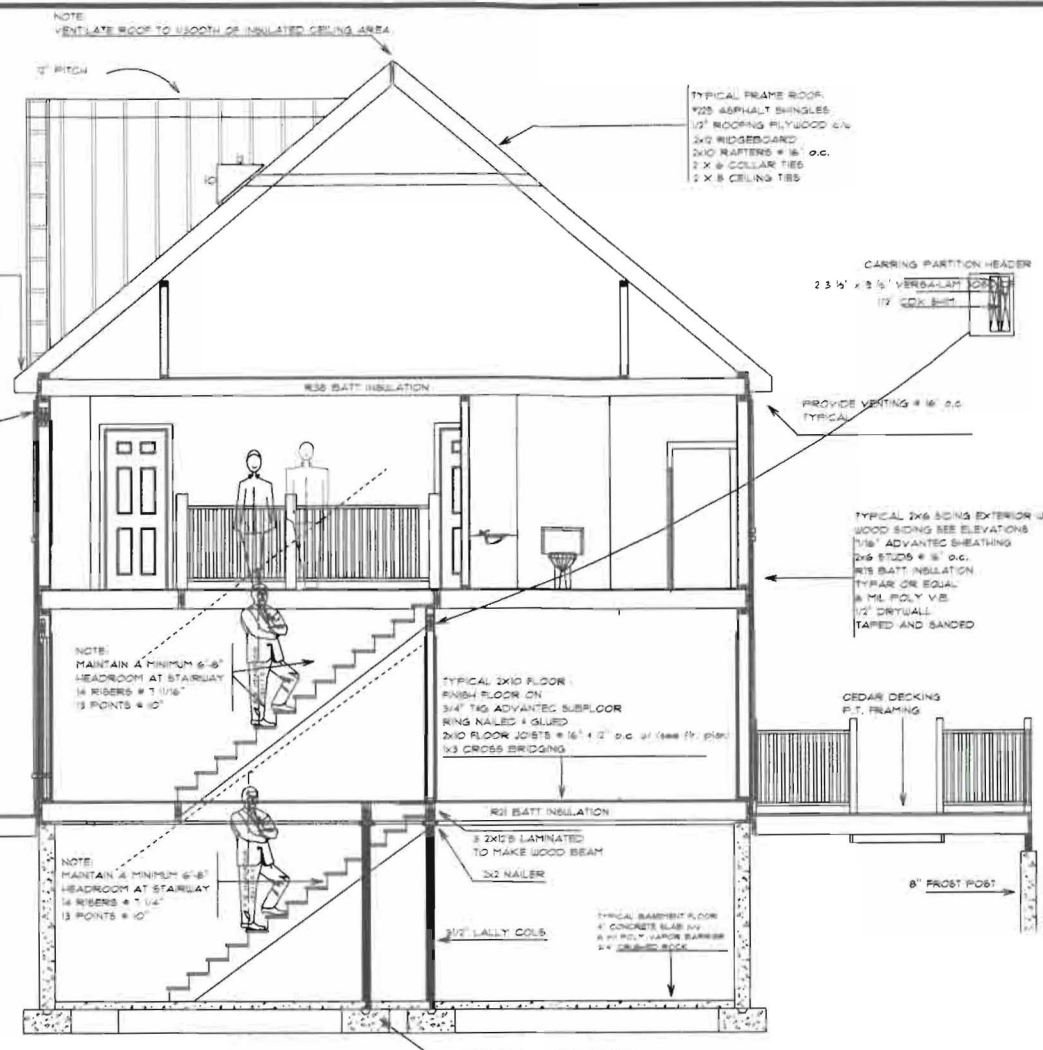
DATE: JUN 22 2009	SCALE: AS NOTED
DRAWN: [blank]	PLT: [blank]
SHEET 1 OF 1	



CROSS SECTION B-B

FRAMING DETAIL THE SAME AS CROSS SECTION A-A UNLESS NOTED SCALE: 1/4" = 1'-0"

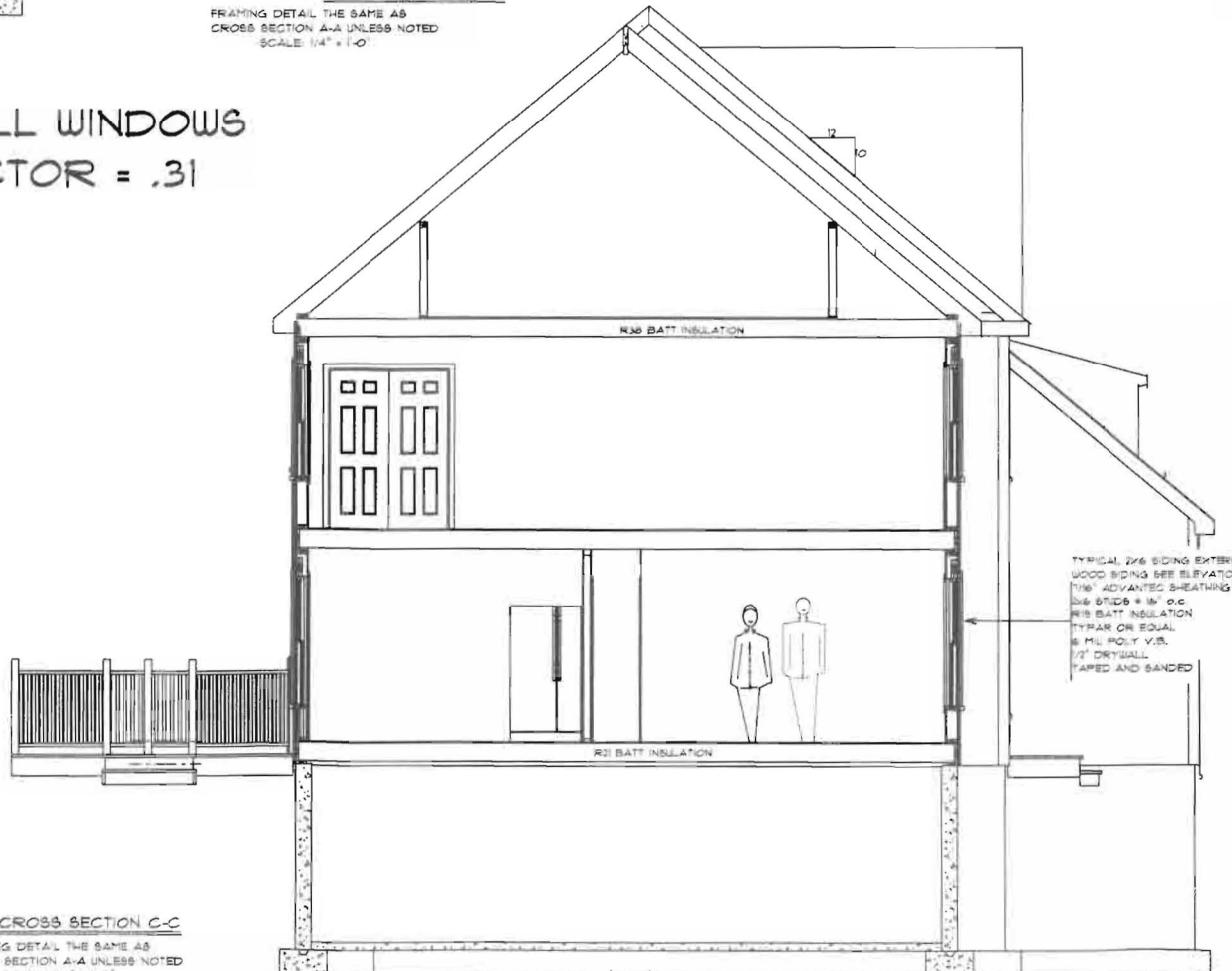
condition for Engineered Beam & Floor Truss modification for load bearing wall



CROSS SECTION A-A

SCALE: 1/4" = 1'-0"

NOTE: ALL WINDOWS U-FACTOR = .31



CROSS SECTION C-C

FRAMING DETAIL THE SAME AS CROSS SECTION A-A UNLESS NOTED SCALE: 1/4" = 1'-0"

HEATING SYSTEM:
FORCED HOT WATER
WITH POWER VENT,
POSITIONING BY
PLUMBING CONTRACTOR

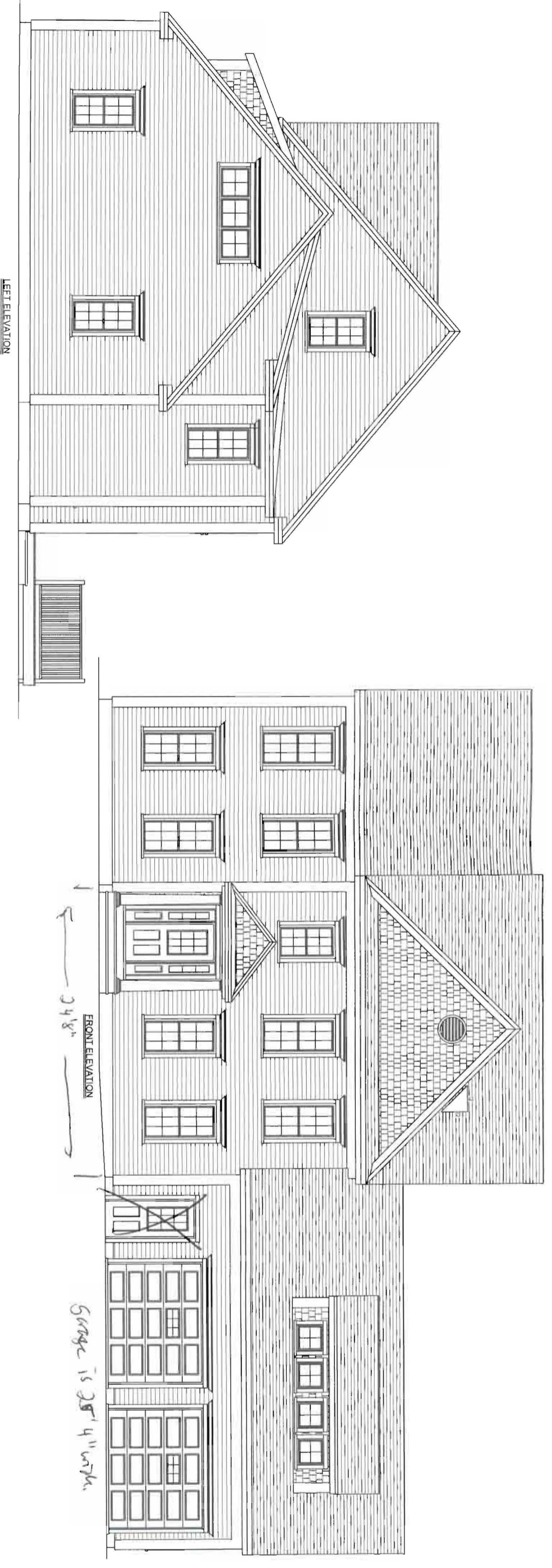
RECEIVED
JUN 23 2009
Dept. of Building
City of Portland

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. THE CITY OF PORTLAND HAS REVIEWED THESE PLANS AND SPECIFICATIONS FOR CONFORMANCE WITH THE CITY OF PORTLAND BUILDING CODE. THE CITY OF PORTLAND DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THESE PLANS AND SPECIFICATIONS. THE USER OF THESE PLANS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF PORTLAND AND FROM THE CITY OF PORTLAND DEPARTMENT OF BUILDING.

PROJECT NAME:

CONTRACTOR: ST. ANTHONY
TWOMBLY
TIDE RD
GDEC

REVISIONS	
DATE	JUN 22 2009
SCALE	AS NOTED
DRAWN	
FILE	
SHEET	OF



*See Revisions
6/23/10*

Garage is 28'4" wide.

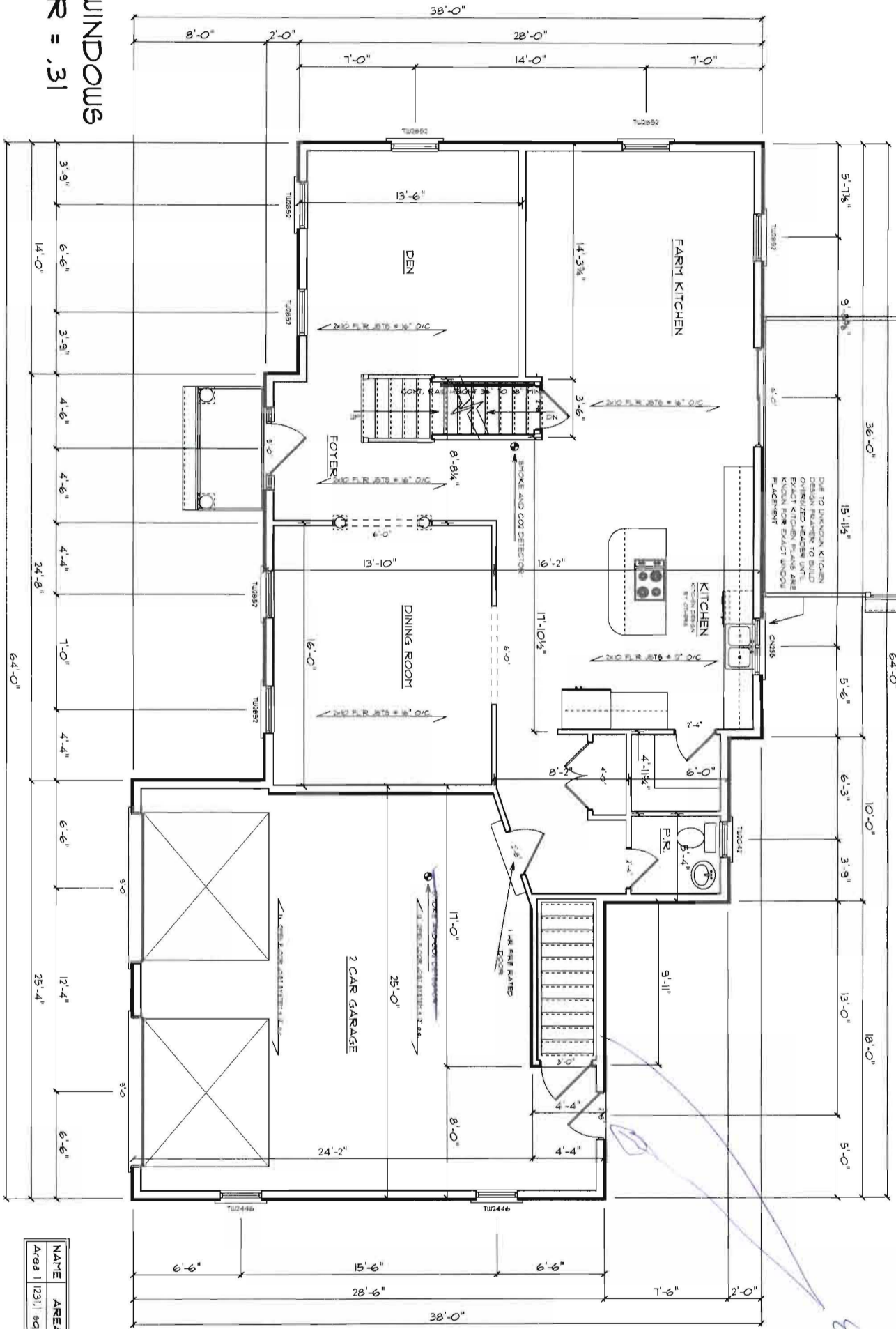
DATE: May 06 2010	SCALE: AS NOTED	DRAWN:	FILE:
SHEET ___ OF ___			

CONTRACTOR: *5 Tide Mill Rd*
**TWOMBLY
 TIDE RD
 GDES**

PROJECT NAME:

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. FRED OF PORTLAND, ME AND PALAZZA DESIGN ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE, AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS TO BE BELIEVED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION. CONTRACT SPECIFICATIONS OVERRIDE HOUSE PLANS.

NOTE: ALL WINDOWS
U-FACTOR = .31



*350x55 Beam
3-2x10 BR*

*Enclose for
2x10 E gress
from basement*

SCALE 1/4" = 1'-0"
1ST FLOOR PLAN

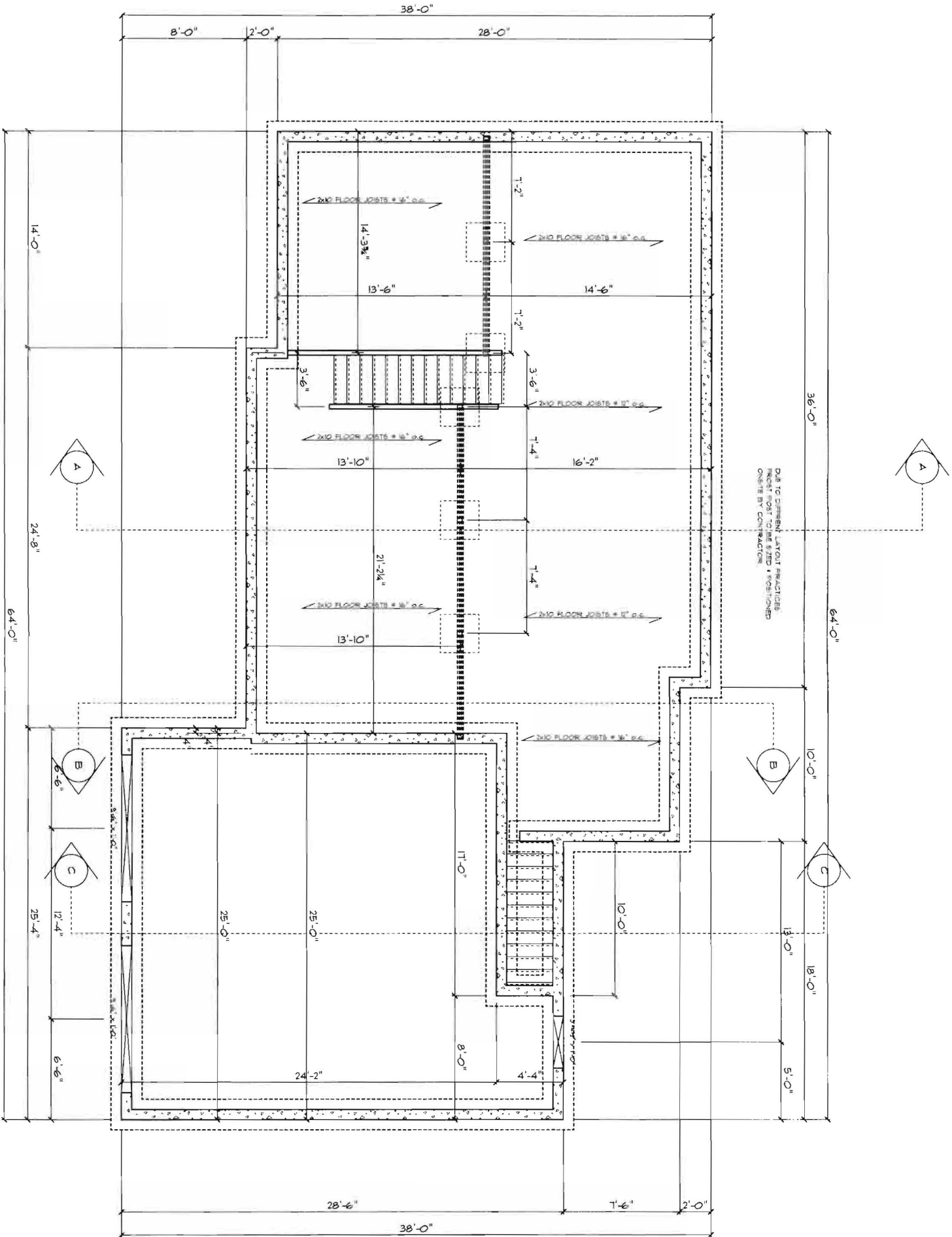
NAME	AREA
Area 1	1231 sq ft.

CONTRACTOR: *S Tide Mill Rd*
**TWOMBLY
TIDE RD**

PROJECT NAME:

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. PINES OF PORTLAND, INC. AND PALANZA DESIGN ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.

DATE: May 06 2009	SCALE: AS NOTED
DRAWN: [Blank]	FILE: [Blank]
SELECT _____ OF _____	



SCALE: 1/4" = 1'-0"
 FOUNDATION PLAN

SEE TO CURRENT LAYOUT PRACTICES
 ON SITE BY CONTRACTOR

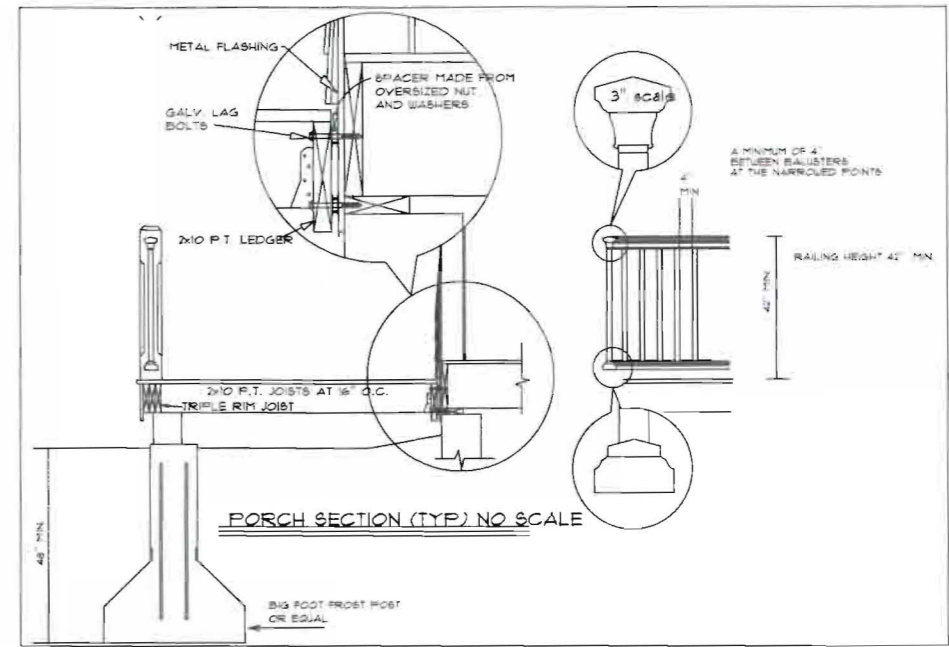
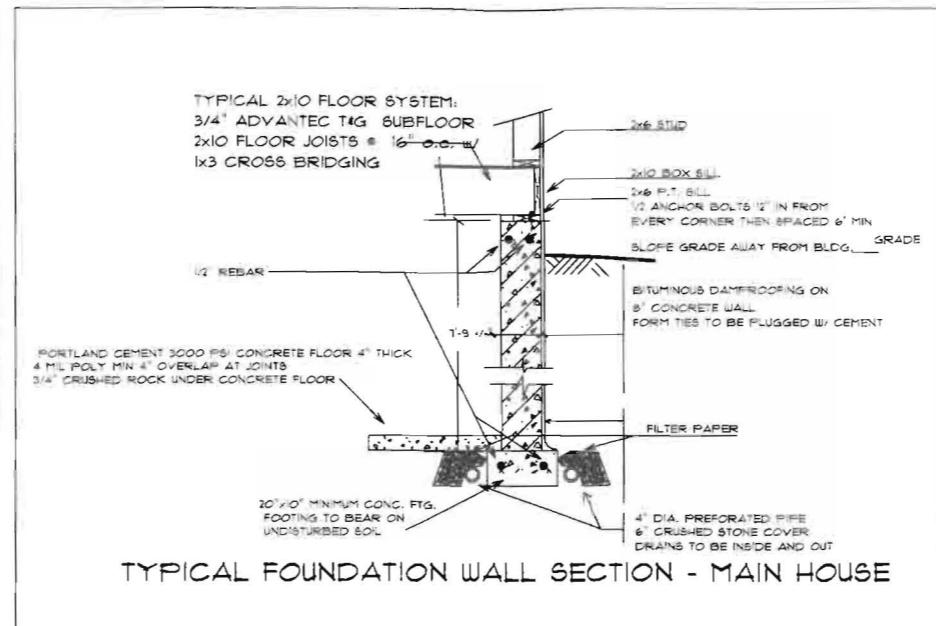
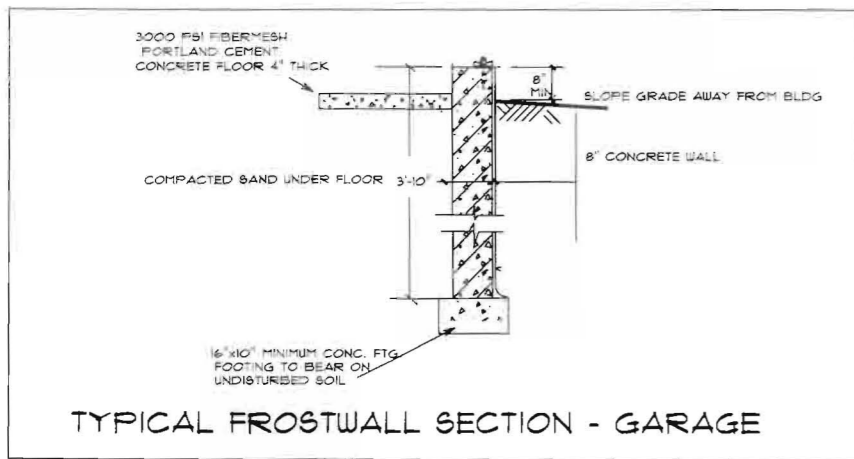
CONTRACTOR: *5 Tide Mill Rd*
 TWOMBLY
 TIDE RD

PROJECT NAME:

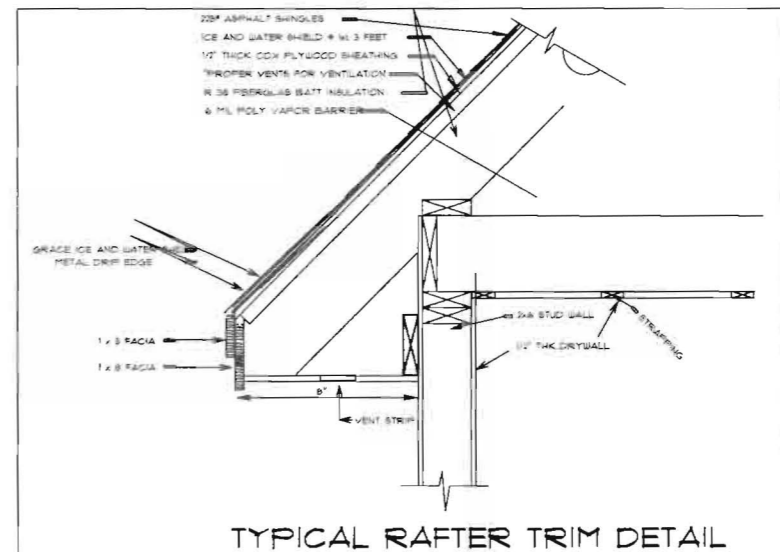
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REVISIONS

DATE: MAY 06 2009
SCALE: AS NOTED
DRAWN: [blank]
FILE: [blank]
SHEET: 1 of 1

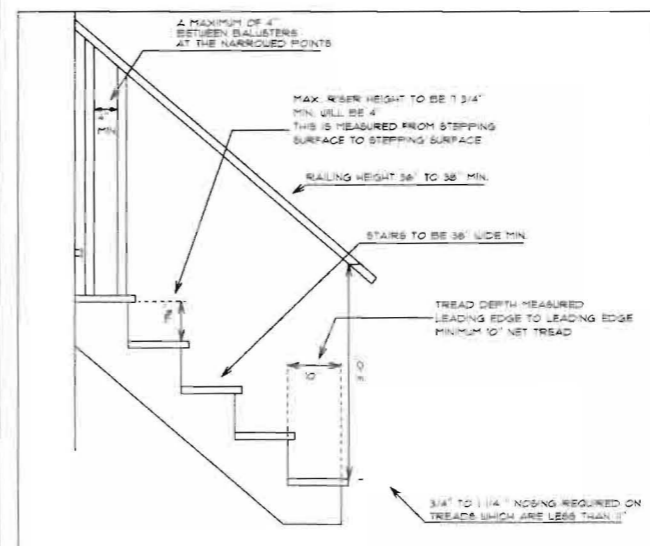


- FOUNDATION NOTES:**
1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
 2. BASEMENT WINDOW LOCATIONS & AND ROUGH OPENINGS SHALL BE CHECKED & VERIFIED IN FIELD WITH CONTRACTOR. OTHERWISE IF NOT SHOWN SHALL BE DETERMINED IN FIELD BY CONTRACTOR.
 3. ALL ANCHOR BOLTS SHALL BE 1/2\"/>



NOTES	LOCATION	FASTENING	CONNECTION	NOTES	LOCATION	FASTENING	CONNECTION
SEE NOTE F		8d	PANEL SIDING (TO FRAMING) 5/8\"/>				
SEE NOTE F		8d	PANEL SIDING (TO FRAMING) 1/2\"/>				
SEE NOTE C		8d	SUBFLOOR UNDERLAYMENT (SINGLE FLOOR) COMBINATION 3/4\"/>				
SEE NOTE P SEE NOTE N RE: SEE NOTE D, 8d, SEE NOTE C		5\"/>					
SEE NOTE D SEE NOTE N SEE NOTE C, J		1-3/4\"/>					
	FACE NAIL	4 - 3\"/>					
	FACE NAIL	5 - 3\"/>					
	FACE NAIL	3 - 2\"/>					
	TOENAIL	3 - 3\"/>					
	FACE NAIL	3 - 3\"/>					
	TOENAIL	3 - 3\"/>					
	FACE NAIL	3 - 3\"/>					
	TOENAIL	3 - 3\"/>					
	FACE NAIL	4 - 3\"/>					
	TOENAIL	3 - 3\"/>					
	AT EACH SPLICE FACE NAIL AT ENDS	3 - 3\"/>					
	BRAGGED ON OPPOSITE SIDES FACE NAIL AT TOP & BOTTOM	3\"/>					
	16\"/>						
	18\"/>						
	24\"/>						
	FACE NAIL	2 - 3\"/>					
	TOENAIL	3 - 3\"/>					

FASTENING SCHEDULE (SEE TABLE 2304.9.1 ME.S. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)



PLEASE NOTE: TO ACHIEVE A MINIMUM 10\"/>

5 Tides Mill Rd