

m # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number 100522

RECEIVED

I hereby certify that RM INC /RM, Inc

is requesting permission to Build New 3 bedroom 2.5 bath single family home w/ rear garage

JUN 30 2010

located at 5 TIDE MILL RD

CE 212 A005001

Dept. of Building Inspection
City of Portland, Maine

provided that the person or persons, firm or corporation accepting this permit shall comply with all 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 written permission procured before this building or part thereof is lathed or otherwise used-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

Jamie Bank 6/24/10
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

COST of work? 120,000 ÷ 3,052 = \$39.15/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 6'0C.	
Lally Column Type (Section R407)		3 1/2" conc. filled 6/24/10
Girder & Header Spans (Table R 502.5(2))	7'-4" shown Max @ 28' = 6'3" Max @ 30' = 6'1"	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" O.C. @ 14'-6" " 12" O.C. @ 16'-2"	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	Garage 13" OFJ 12" O.C. @ 25' House 2x10 @ 16" & 12" O.C.	→ per instructions → Need double @ load wall/dormer 6/24/10 - Changed direction of floor trusses or beam 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" O.C. + (2x6 @ 16" O.C. @ 26" Garage	scales 18'6" will reinforce w/ beam OR Angled ties OK

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

OK (3)

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))	? 10:12 main 3.5:12 Dormers	to check in Field - may increase pitch or roll roof	OK
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	? m Bath pitch		OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4 Advantec, 7/16 Plytek Y2 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 #W285Z		
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)	22 x 30 in Hall		
Chimney Clearances/Fire Blocking (Chap. 10)	N/A		
Header Schedule (Section 502.5(1) & (2))	? ? Dormer in garage/mB	6/18 3-2x10 windows/doors	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	short Roof framed over main	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" &	(9)
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)			
Smoke Detectors (Section R313) Location and type/Interconnected	smokes & CO OK Also in garage →	per Rob T. Elect will delete	(10)
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)			
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A		
Deck Construction (Section R502.2.1)	11.5 x 17 need Footing layout 2x10 @ 16" OC ? Beam	per Rob T. 3-2x10 beams 3 5000 tubes max span 9' OK	(11)

Applicant: RM Inc (Rob Twombly)

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/ 12'x10' deck & attached 2 car garage

Sevage Disposal - City - public

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

Front Yard - 25' min - 150' 5' min (OK)

Rear Yard - 25' min - 67' to garage corner (OK)

Side Yard - 1 1/2 story min - 12' min

2 story " - 14' min

- 47' scaled to have 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 (assessors) (OK)

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

Area per Family - 10,000 sq ft

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

Loading Bays - N/A

Site Plan - minor/minor 2010-0005

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 12 - Zone X

deck 12'x10' = 120

front entry 8x6 = 48

25.33x28.5 = 721.9

24.67x28 = 690.76

14x26 = 364

2x56 = 72

7.5x7.5 = 56.25

2168.91 (OK)

**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 04108
Applicant's Mailing Address

Rob Twombly
Consultant/Agent

Agent Ph: (207)332-5463 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Single Family Home
Project Name/Description

5 - 5 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) _____

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"/> DEP Local Certification |
| <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 | _____ date _____ | <input type="checkbox"/> Conditions (See Attached) | _____ 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 _____ | |

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.

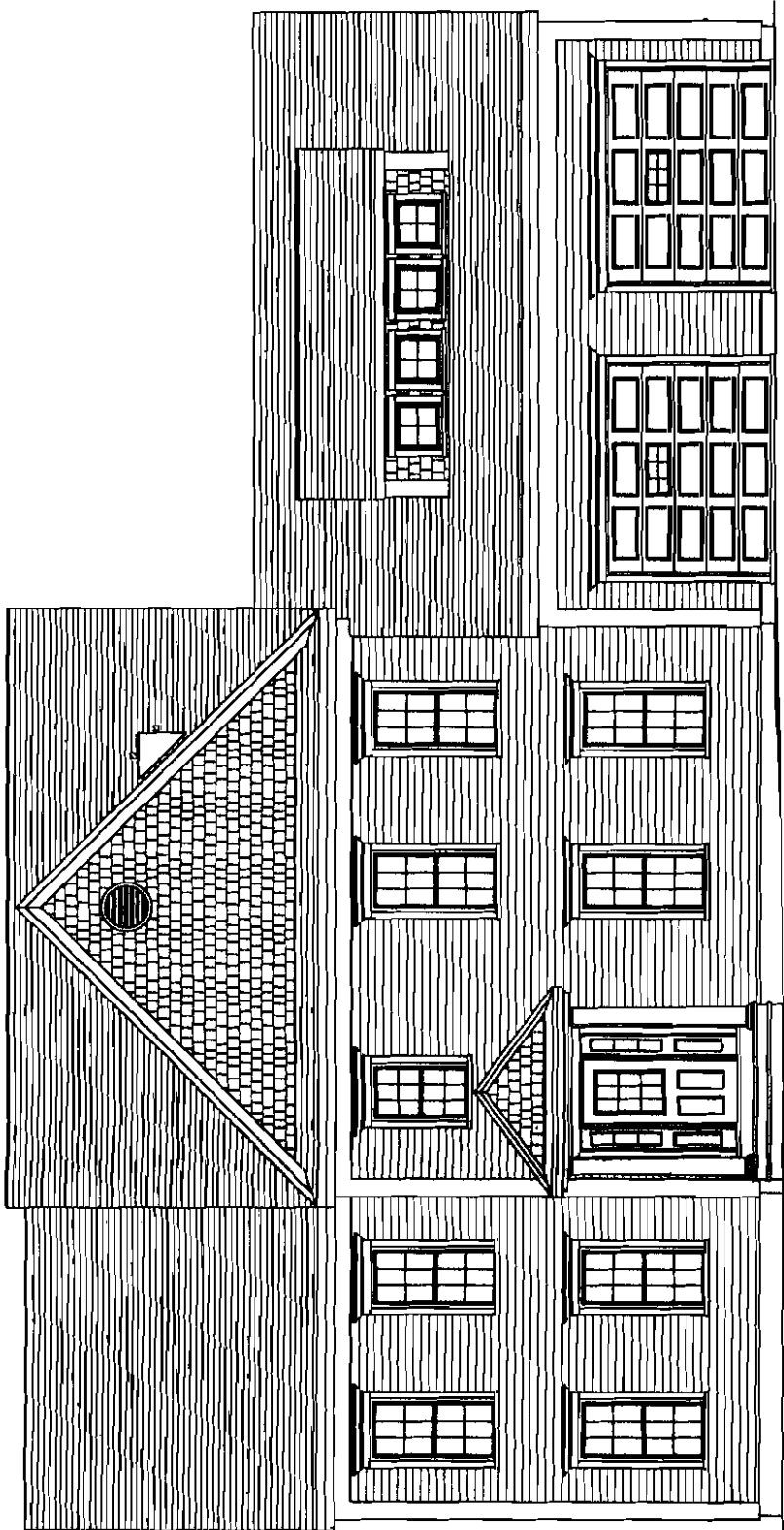
THIS PLAN AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND, MAINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND, MAINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND, MAINE.

PROJECT NAME

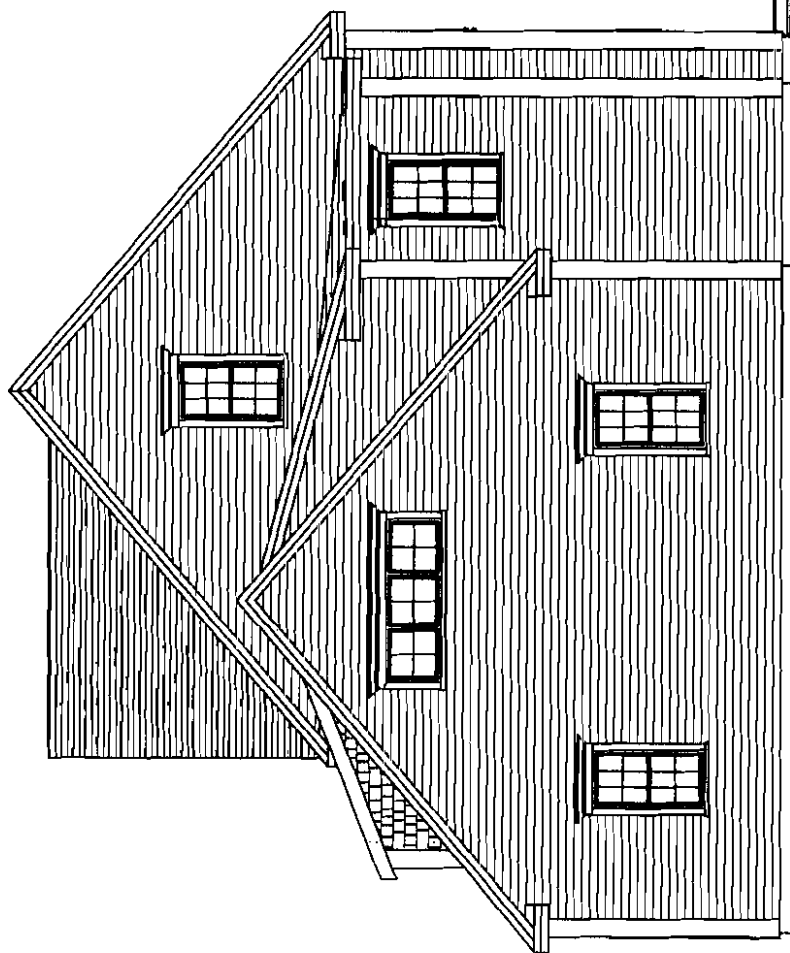
CONTRACTOR: S. J. & M. J. R. M
 TWOMBLY
 TIDE RD
 G.P.C.

DATE: JUN 22 2000
SCALE: AS NOTED
DRAWN
FILE
SUBJECT: OF

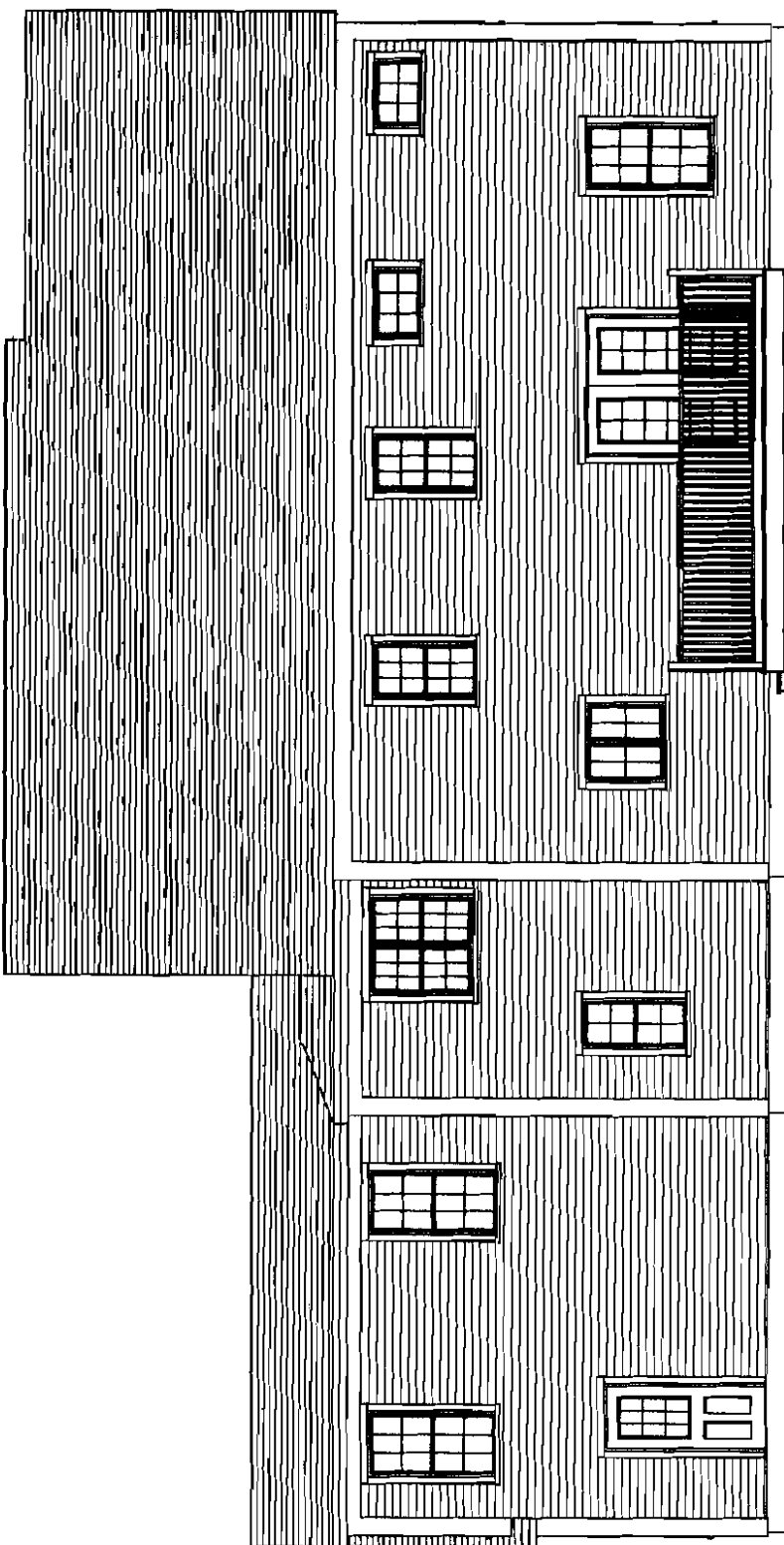
RECEIVED
 JUN 2 2000
 City of Portland Inspections



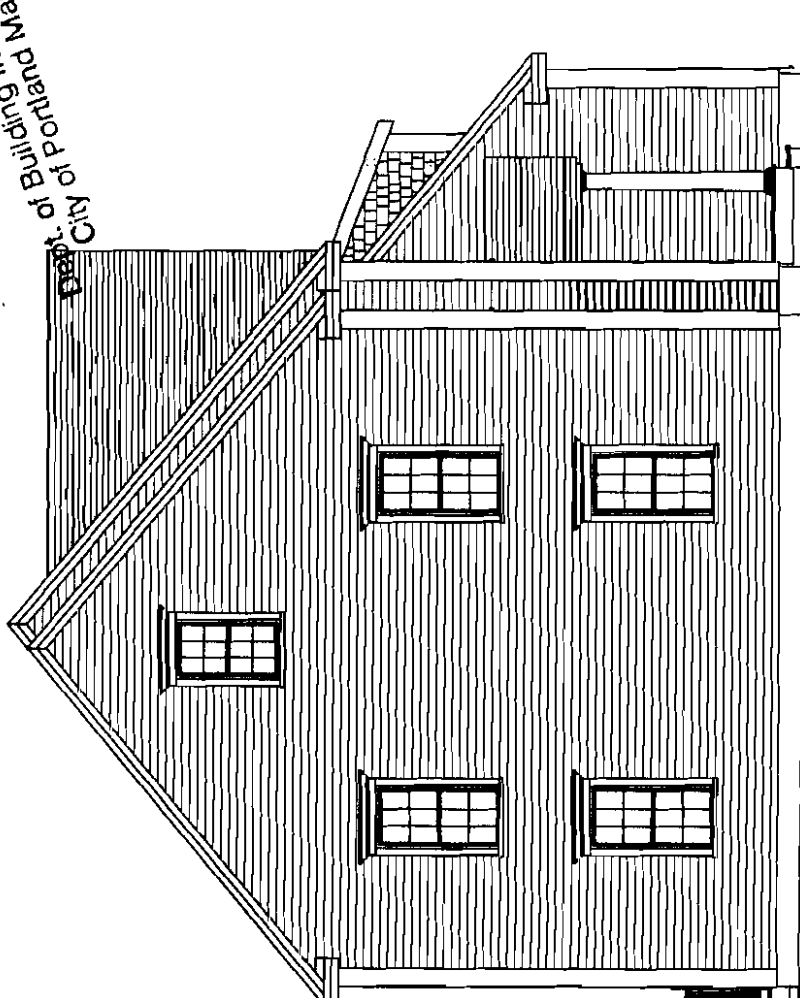
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. CONTRACT SPECIFICATIONS OVERRULE THESE PLANS.

AND NO WAY CONSTITUTE A GUARANTEE TO THE SOURCE AND SUFFICIENCY OF THE INFORMATION PROVIDED FOR ACCURACY AND SUFFICIENCY. TO BE REVIEWED FOR ACCURACY AND SUFFICIENCY BY A REGISTERED ARCHITECT OR ENGINEER.

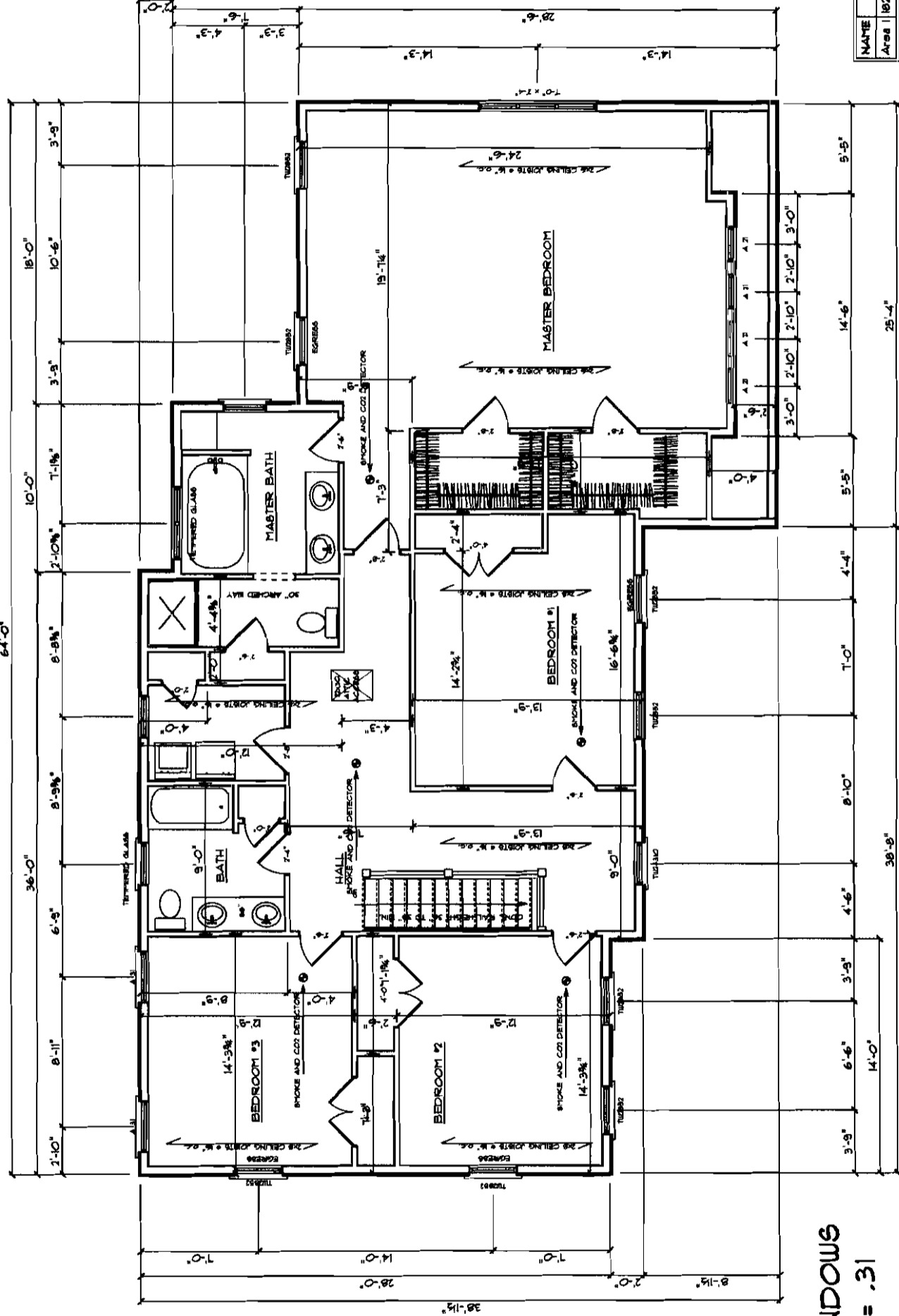
CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS AND SPECIFICATIONS.

PROJECT NAME

CONTRACTOR: S T & M II R A
TWO MBLY
TIDE RD
SPFC

DATE	JUN 22 2000
SCALE	AS NOTED
DRAWN	
FLG	
SHEET	OF

NAME	AREA
Area	1821.6 sq ft



NOTE: ALL WINDOWS
U-FACTOR = .31

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

RECEIVED
JUN 23 2000
Dept. of Building Inspection
City of Portland, Maine

THIS PLAN AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER IN THE STATE OF MAINE. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS NOT BEEN ADVISED BY A REGISTERED ARCHITECT OR ENGINEER AS TO THE ACCURACY OF THE PROPERTY RECORDS. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE PROPERTY RECORDS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SPECIFICATIONS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SPECIFICATIONS FROM THE LOCAL AUTHORITIES.

PROJECT NAME:

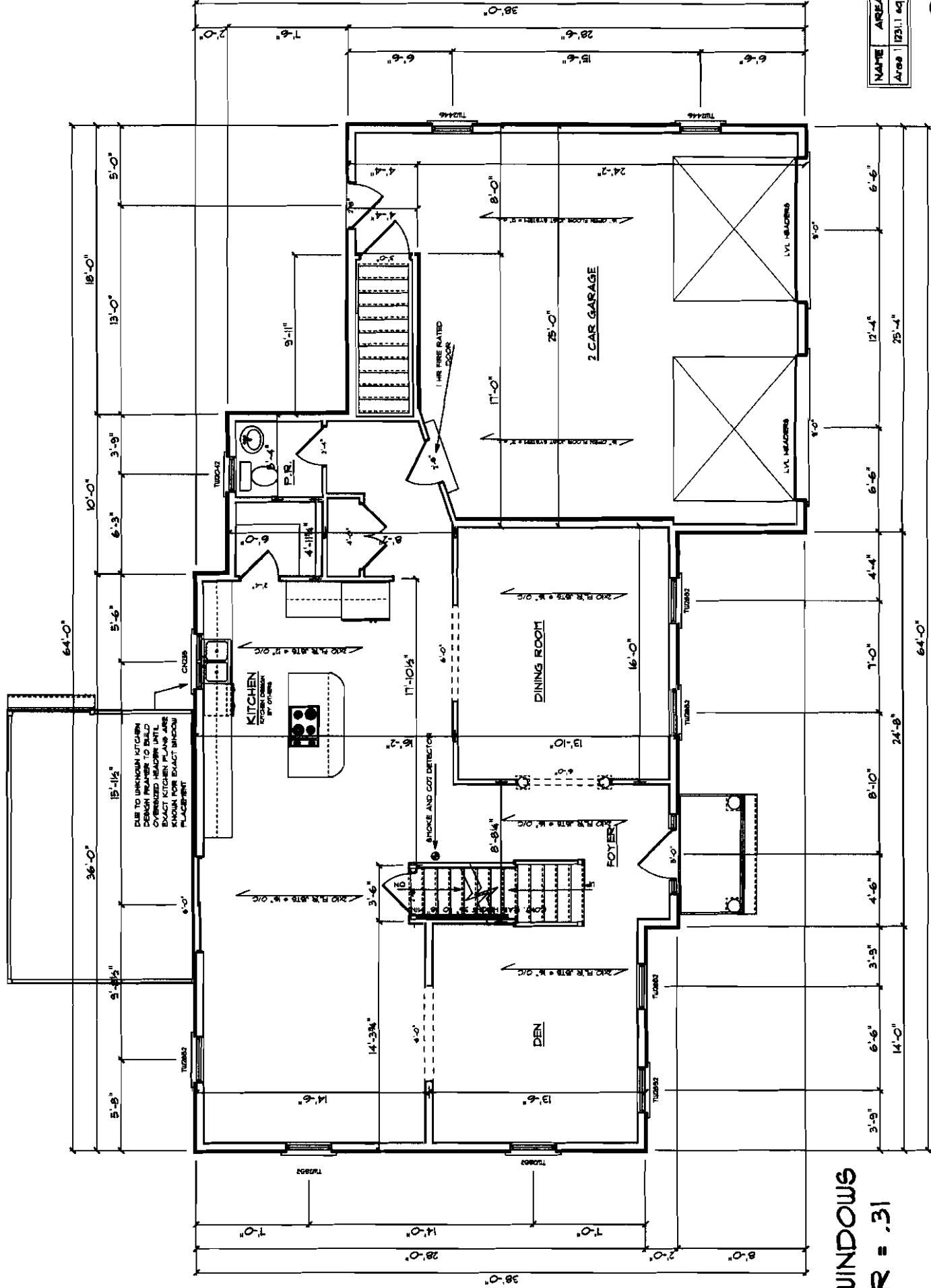
CONTRACTOR: STAMMILLER
 TUMBLEY
 TIDE RD
 GDS

DATE: JUN 22 2010	SCALE: AS NOTED	DRAWN:	FILE:	SHEET: ___ OF ___
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NAME	AREA
Area	1723.1 sq ft

RECEIVED

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



NOTE: ALL WINDOWS
 U-FACTOR = .31

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

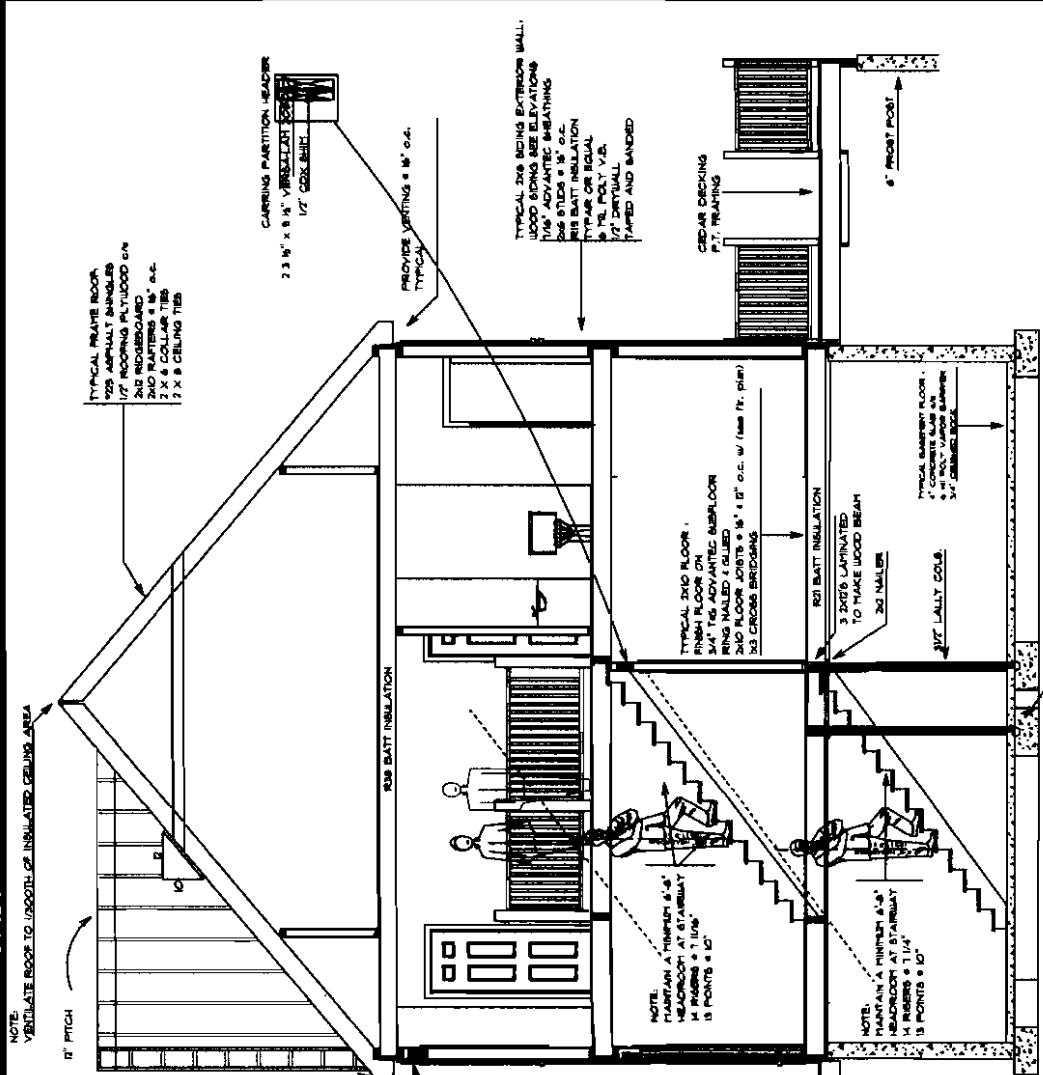
THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY AND SUFFICIENCY OF THE INFORMATION AND DATA PROVIDED AS A BASIS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY AND SUFFICIENCY OF THE INFORMATION AND DATA PROVIDED AS A BASIS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

PROJECT NAME:
 CONTRACTOR: S.T. & M. 11/12/24
 TIDF RD
 GDF

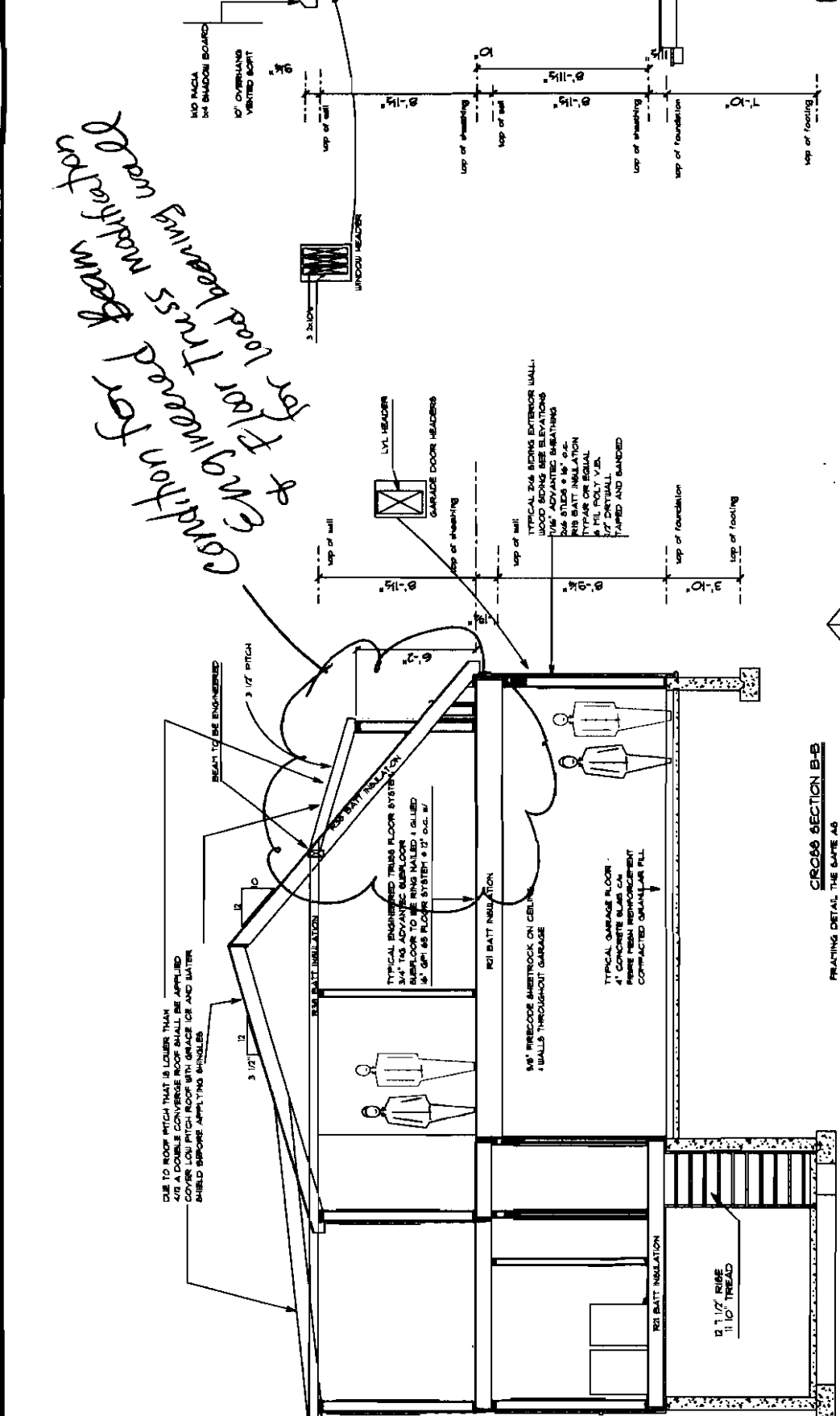
REVISIONS	
DATE: JUN 22 2020	
SCALE: AS NOTED	
DRAWN	
FILE	
SHEET	01

RECEIVED
 JUN 23 2020
 Dept. of Public Works
 City of Portland

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

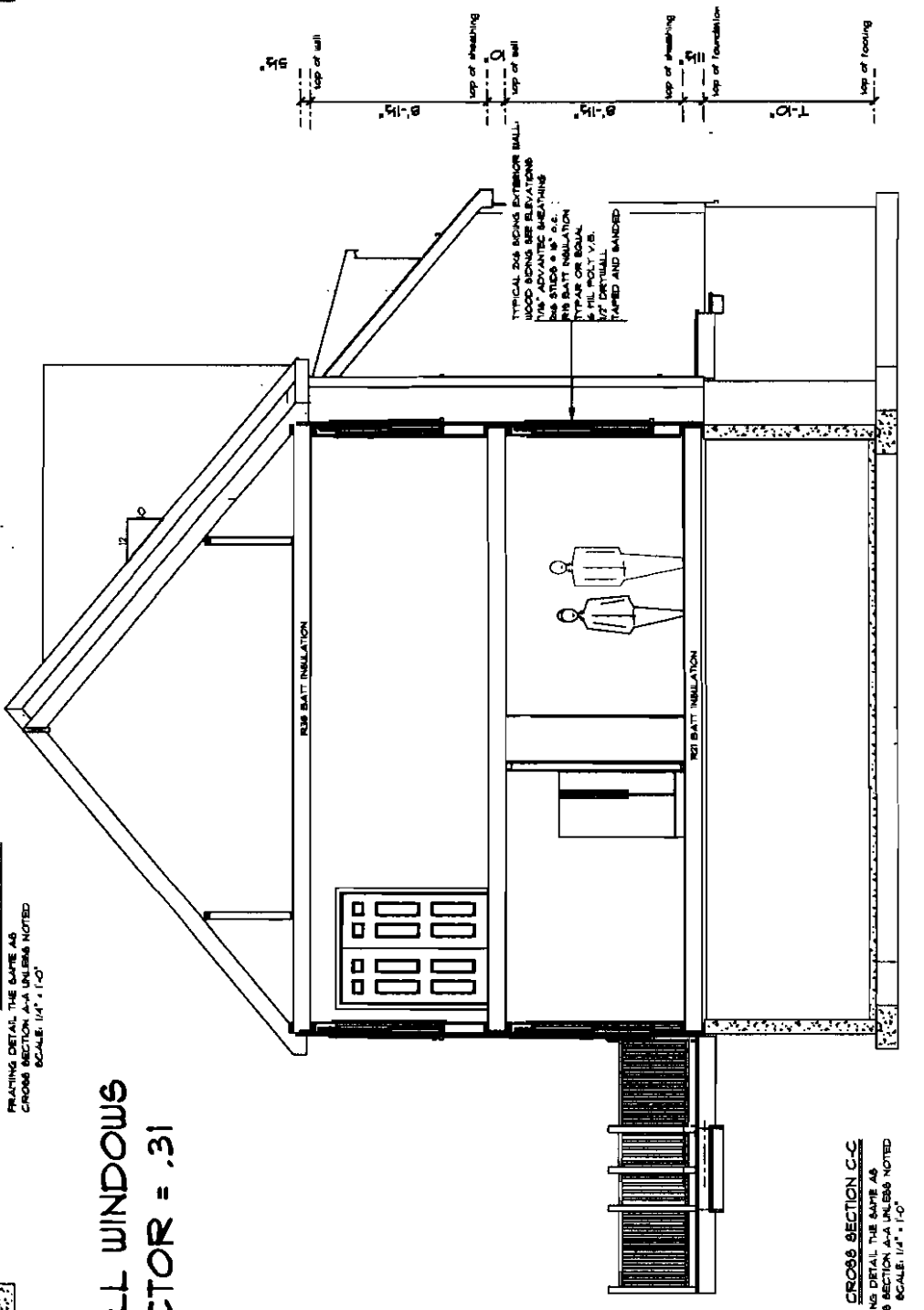


CROSS SECTION A-A
 SCALE: 1/4" = 1'-0"



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

NOTE: ALL WINDOWS
 U-FACTOR = .31



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