

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

Location of Construction: 8 Tide Mill Road		Owner: Mike Cloutier		Phone: 799-6232		Permit No: 990438	
Owner Address: 122 Clifford Street		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Cloutier Construction		Address: 122 Clifford Street		Phone:		Permit Issued: MAY 6 1999 CITY OF PORTLAND	
Past Use: Vacant		Proposed Use: Single family with attached garage		COST OF WORK: \$ 151,000.00		PERMIT FEE: \$ 775.00	
Proposed Project Description: Construct single family with attached garage		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type 5B DOCA 96 Signature: [Signature]		Zone: CBL: 212-A-062 A-2	
		Signature:		Signature:		Zoning Approval:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: Date:		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: M.H.		Date Applied For: 04/27/99					

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..

PERMIT ISSUED WITH REQUIREMENTS

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

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 04/27/99	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: 10 Dec A 4/27/99

5/1/99

CEO DISTRICT 3

COMMENTS

5-14-99 Footings of Wall are Set and Poured ^{Nelson Monday} will call when Ready to Backfill TR
 Nelson had the Set Backs set By Surveyor TR

5-25-99 Footing Drain is in place with Fabric over it. I left a tag so they will install a Pipe to handle the Spring on the Right Rear corner

6/10/99 Checked framing Need to change stairs didn't meet 7 3/4" rise x 10" net tread

8/17/99 Called Mr. Cloutier to submit another set of plans for office. MW Mudig/TR

9-7-99 Re-inspected Need balusters on Front stairs + ground elec service, Need H.R. on Front stairs

9-9-99 Corrected viol's issue cert. of Occ
 MW

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 8 Tide Mill RD.

Issued to Cloytler Construction

Date of Issue Sept. 9, 1999

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. 990438, 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

Attic area over garage
unfinished space(storage only)

Use group R-3 Type 5B
BOCA 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

7/9/99 *Marland Wing*

(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.

[Signature] 9/10/99



CITY OF PORTLAND, MAINE
Department of Building Inspection

Sept 10 19 99

Received from Cloutier Construction, Inc. a fee

of One hundred /100 Dollars \$ 100.00

for permit to install
 erect
 alter Cgo

at L. de M. Rd move
 demolish Est. Cost \$

Ac # 2523

Inspector of buildings
Per S. P. P. P.

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Auditors Copy

MEMORANDUM

Area
3

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Jim Wendel, P.E. Development Review Coordinator

DATE: September 8, 1999

RE: Certificate of Occupancy
8 Tide Mill Road (212-A-062)

On September 7, 1999 a site visit was made to review compliance with the conditions of approval dated 5/4/99.

It is our opinion that all the conditions of site plan approval have been satisfactorily completed and a **permanent certificate of occupancy could be issued** assuming code enforcement has no outstanding issues.

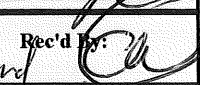
1350.10/disk13/8tidemil

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Minor/Minor Site Review, Building or Use Permit Pre-Application
Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: 8 TIDE MILL ROAD		
Total Square Footage of Proposed Structure	Square Footage of Lot 13,649 SF	
Tax Assessor's Chart, Block & Lot Number Chart# 212 Block# A Lot# 62	Owner: Mike Cloutier	Telephone#: 799-6232
Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: Cloutier Construction Inc	Cost Of Work: \$157,000. Fee: \$775
Proposed Project Description:(Please be as specific as possible) 122 Clifford St. Construct 1- Fam w/Attached 26'x38' colonial with 7' breezeway and 24'x24' 2 car Garage		
Contractor's Name, Address & Telephone 1 family Cloutier Construction 122 Clifford St So. Portland		Rec'd by: 

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

04/06

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan) includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & 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

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- 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.

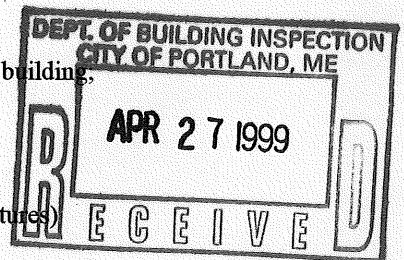
Certification

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/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: 4-26-99
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Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

call for info 851-4222



Applicant: Mike Cloutier
Address: 8 Tide Mill Road

Date: 4/30/99
C-B-L: 212-A-62

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot - of Garrison St
Proposed Use/Work - New Single family Dwelling with attached garage
26x45. 24x24
(No Decks shown)

Sevage Disposal - City

Lot Street Frontage - 50' req - 140'+ shown

Front Yard - 25' req - 27' shown

Rear Yard - 25' req - 25' shown

Side Yard - 14' on rt side - 15' shown
20' on left side (side st) - 40'+ shown

Projections - no decks - front stoop

Width of Lot - 80' req - 140'+ shown

Height - 2 story shown

Lot Area - 10,000^{sq} 13,649^{sq}

Lot Coverage/ Impervious Surface - 20% or 2729.8^{sq} MAX

Area per Family - 10,000^{sq}

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

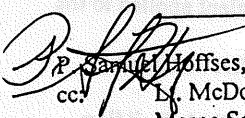
Flood Plains - Zone C. Panel - 12

26 x 45 = 1170

24 x 24 = 576

1746^{sq}

18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
- A19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 &19. (Smoke detectors shall be installed and maintained at the following locations):
- In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- X 28. All requirements must be met before a final Certificate of Occupancy is issued.
- X 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
- A 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- X 31. Please read and implement the attached Land Use Zoning report requirements.
- X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- X 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. _____
35. _____
36. _____


 cc: P. Samuel Hoffses, Building Inspector
 E. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 12-14-98

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

WARRANTY DEED

Know all persons by these presents,

That ROBERT E. KURZIUS, County of Lincoln State of Maine, of Boothbay Harbor, County of Lincoln State of Maine, in consideration of monies paid by Cloutier Construction, Inc.

whose mailing address is 19 Chase Street, South Portland, Maine 04106

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Grantee, heirs and assigns forever, a certain lot or parcel of land, together with of Tide Mill Road and Garrison Street in the City of Portland, County of Cumberland, State of Maine, and being Lot 1 as shown on Property Plan of Harrow Farm Estates made for Kelsar Corporation by R.P. Ritcomp Associates, Inc. dated August 25, 1986 and recorded in the Cumberland County Registry of Deeds in Plan Book 160, Page 43.

The above-described premises are conveyed subject to and together with the benefit of the terms and provisions of Harrow Farm Estates Declaration of Covenants and Restrictions by Robert E. Kurzius dated May 1, 1997 and recorded on May 30, 1997 in Book 13107, page 224. Lot 1 is a portion of the premises conveyed to the Grantor by quitclaim deed from Peoples Heritage Savings Bank dated November 14, 1990 and recorded in the Cumberland County Registry of Deeds in Book 9385, Page 186.

Do have and to hold the aforementioned and bargained premises with all the privileges and appurtenances thereof to the said Grantee, heirs and assigns, to and their use and behoof forever.

And Grantor do covenant with the said Grantee, its heirs and assigns, that he is lawfully seized in fee of the premises, that they are free of all encumbrances and that Grantor and his good right to sell and convey the same to the said Grantee to hold as aforesaid; and that he and his heirs shall and will warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims and demands of all persons.

And spouse of said Grantor, releases all rights in the premises being conveyed.

In witness whereof, the said Grantor has hereunto set his hand(s) and seal(s) this 15th day of April, 1999.

Signed, Sealed and Delivered in presence of: Robert E. Kurzius (Signature) Robert E. Kurzius (Printed Name) Robert E. Kurzius by Leslie Koff (Signature) is Attorney (Printed Name)

State of Maine, County of Cumberland ss. April 15th 1999.

Then personally appeared the above named Linda K. Yarmosh, Attorney-in-Fact and acknowledged the foregoing instrument to be her free act and deed, in her said capacity. A Power of Attorney granting the powers required under this Warranty Deed was executed on May 30th, 1997 and recorded in the Cumberland County Registry of Deeds on May 30th, 1997, in Book 13107, page 223. (Signature) Attorney at Law (Signature) Notary Public Printed Name

CITY OF PORTLAND, ME
BOCA 1996 Plan Review Record
One and Two Family Dwelling

Valuation: \$151,000.00 Plan Review # 521/99
 Fee: \$775.00 Date: 28 April 99

Building Location: 8 Ti de Mill Road CBL: 212-A-062

Building Description: Single Family dwelling / attached garage

Reviewed by: S. Hoffses

Use or Occupancy: R-3 Type of Construction: 5B

*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All site plan and building code requirements must be completed before a certificate of occupancy can or will be issued	111.0
2.	Foundation drain	1813.5.2
3.	waterproofing - damp proofing	1813.0
4.	Private garage	407.
5.	Chimney & Vents NFPA 211 - The BOCA National Mech. 1993 Ch. 12.	
6.	All stair construction	1014.0
7.	Sleeping room egress window	1018.6
8.	smoke detectors	920.3.2
9.	Fastening schedule	Table 2305.2
10.	Boring, Cutting & Notching - 2305.4.4, 2305.5.1	2305.5.3
11.	Glass & glazing	Chapter 24.

Foundations (Chapter 18)

Wood Foundation (1808)

- ~~NA~~ Design
- ~~NA~~ Installation

Footings (1807.0)

- ~~X~~ Depth below (outside) grade 4' minimum;
but below frost line except for insulated footings.
- ~~X~~ Insulated footing provided
- ~~X~~ Soil bearing value (table 1804.3)
- ~~X~~ Footing width
- ~~X~~ Concrete footing (1810.0) .3.1, 3.2
- _____
- _____
- _____
- _____
- _____

Foundation Walls

- ~~X~~ Design (1812.1)
- ~~X~~ Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- ~~SA~~ Water proofing and damp proofing Section 1813
- ~~X~~ Sill plate (2305.17)
- ~~X~~ Anchorage bolting in concrete (2305.17)
- ~~A~~ Columns (1912)
- ~~NA~~ Crawl space (1210.2) Ventilation
- ~~NA~~ Crawl opening size (1210.2.1)
- ~~X~~ Access to crawl and attic space (1211.0)
- _____

Floors (Chapter 16-23)

- ~~X~~ Joists - Non sleeping area LL40PSF (Table - 1606)
- ~~X~~ Joists - Sleeping area LL30PSF (Table - 1606)
- ~~X~~ Grade
- ~~X~~ Spacing
- ~~X~~ Span
- ~~X~~ Girder 4" bearing 2305

Floors (contd.)

- Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- Bridging (2305.16)
- Boring and notching (2305.5.1)
- Cutting and notching (2305.3)
- Fastening table (2305.2)
- Floor trusses (AFPANDS Chapter 35)
- Draft stopping (721.7)
- Framing of openings (2305.11) (2305.12)
- Flooring - (2304.4) 1" solid - 1/2" particle board
- Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- _____
- _____
- _____
- _____
- _____

Wall Construction (Chapter 2300)

- Design (1609) wind loads
- Load requirements
- Grade
- Fastening schedule (Table 2305.2)
- Wall framing (2305.4.1)
- Double top plate (2305.4.2)
- Bottom plates: (2305.4.3)
- Notching and boring: (2305.4.4) studs
- Non load bearing walls (2305.5)
- Notching and boring (2305.5.1)
- Wind bracing (2305.7)
- Wall bracing required (2305.8.1)
- Stud walls (2305.8.3)
- Sheathing installation (2305.8.4)
- Minimum thickness of wall sheathing (Table 2305.13)
- Metal construction
- Masonry construction (Chapter 21)
- Exterior wall covering (Chapter 14)
- Performance requirements (1403)
- Materials (1404)
- Veneers (1405)
- Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)

- X Roof rafters - Design (2305.15) spans
- X Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- NA Roof trusses (2313.3.1)
- _____
- _____
- _____
- _____
- _____

Roof Coverings (Chapter 15)

- X Approved materials (1404.1)
- X Performance requirement (1505)
- X Fire classification (1506)
- X Material and installation requirements (1507)
- NA Roof structures (1510.0)
- NA Type of covering (1507)

**Chimneys and Fireplaces
BOCA Mechanical/1993**

- SA Masonry (1206.0)
- VA Factory - built (1205.0)
- _____ Masonry fireplaces (1404)
- _____ Factory - built fireplace (1403)
- SA NFPA 211

**Mechanical
1993 BOCA Mechanical Code**

- SA
- _____
- _____
- _____
- _____
- _____

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Roof snow load	<u>46 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>2</u>
Frost line depth	<u>4' MIN</u>	<u>7</u>

Glazing (Chapter 24)

- SA Labeling (2402.1)
- Louvered window or jalousies (2402.5)
- Human impact loads (2405.0)
- Specific hazardous locations (2405.2)
- Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

- SA General (407)
- Beneath rooms (407.3)
- Attached to rooms (407.4)
- Door sills (407.5)
- Means of egress (407.8)
- Floor surface (407.9)

Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.2)
- ~~SA~~ Sleeping room window (1010.4)
- ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~SN~~ Landings (1014.3.2) stairway
- ~~NA~~ Ramp slope (1016.0)
- ~~SA~~ Stairways (1014.3) 36" W
- ~~SN~~ Treads (1014.6) 10" min.
- ~~SN~~ Riser (1014.6) 7 3/4" max.
- ~~SA~~ Solid riser (1014.6.1)
- ~~SA~~ Winders (1014.6.3)
- ~~NA~~ Spiral and Circular (1014.6.4)
- ~~SA~~ Handrails (1022.2.2.) Ht.
- ~~SA~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SA~~ Guards (1012.0) 36" min.
- _____
- _____
- _____

Smoke Detectors (920.3.2)

- ~~SA~~ Location and interconnection
- ~~SA~~ Power source

Dwelling Unit Separation
Table 602

(

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

19990045

I. D. Number

Cloutier Construction

Applicant _____

122 Clifford St, Portland, ME 04101

Applicant's Mailing Address _____

Mike Cloutier

Consultant/Agent _____

799-6232

Applicant or Agent Daytime Telephone, Fax _____

4/27/99

Application Date _____

Tide Mill Rd #8

Project Name/Description _____

8 Tide Mill Rd

Address of Proposed Site _____

212-A-062

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) _____

Proposed Building square Feet or # of Units _____ **13649** _____ **R-2**
 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 Plan _____ Subdivision _____ Engineer Review **\$300.00** Date: **4/27/99**

DRC Approval Status:

Reviewer **Jim Wendel**

Approved Approved w/Conditions see attached Denied

Approval Date **5/4/99** Approval Expiration **5/4/00** Extension to _____ Additional Sheets Attached

Condition Compliance **Jim Wendel** _____
 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	_____		
	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		
<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	

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

19990045
I. D. Number

Cloutier Construction
Applicant
122 Clifford St, Portland, ME 04101
Applicant's Mailing Address
Mike Cloutier
Consultant/Agent
799-6232
Applicant or Agent Daytime Telephone, Fax

4/27/99
Application Date
Tide Mill Rd #8
Project Name/Description

8 Tide Mill Rd
Address of Proposed Site
212-A-062
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) _____

Proposed Building square Feet or # of Units: **13649** Acreage of Site: _____ Zoning: **R-2**

Check Review Required:

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 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review **\$300.00** Date: **4/27/99**

Inspections Approval Status:

Reviewer **Marge Schmuckal**

Approved **Approved w/Conditions** see attached Denied

Approval Date **4/30/99** 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 Issued	_____		
	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		
<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			

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

19990045
I. D. Number

Cloutier Construction
Applicant
22 Clifford St, Portland, ME 04101
Applicant's Mailing Address
Mike Cloutier
Consultant/Agent
19-6232
Applicant or Agent Daytime Telephone, Fax

4/27/99
Application Date
Tide Mill Rd #8
Project Name/Description
8 Tide Mill Rd
Address of Proposed Site
212-A-062
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to Site Plan Review (Addendum) Conditions of Approval:

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.

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.

Your new street address is now 8 Tide Mill Road
The number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. 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.

A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828.
(Only excavators licensed by the City of Portland are eligible.)

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Eroded soil shall be contained on-site. Silt fence shall be installed down-gradient of all disturbed areas.

Planning Conditions of Approval

Inspections Conditions of Approval

1. Separate permits shall be required for future decks, sheds, pool and/or garage.
2. Your approval is based on plans submitted. Any changes to your plans shall require a separate approval before work begins.