

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

Location of Construction: 67 Tide Mill Road Lot# 12		Owner: *** Richard A. Libby		Phone: 879-6377		Permit No: <b>991129</b>	
Owner Address: ** 71 Tide Mill Road Portland		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Richard A. Libby		Address:		Phone:		PERMIT ISSUED OCT 14 1999 CITY OF PORTLAND	
Past Use: Vacant		Proposed Use: New Single Family		COST OF WORK: \$ 187,400		PERMIT FEE: \$ 1,152	
Proposed Project Description: Build new single family home with attached 3-Car Garage.		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R-3 Type: 5B BOCA 96 Signature: Hoffner		Zone: CBL: 212-A-051	
		Signature:		Signature:		Zoning Approval:	
Permit Taken By: UB		Date Applied For: 10-1-99		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm	
				Signature: Date:		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	

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

\*\*\*Please Send To: Richard Libby  
71 Tide Mill Road  
Portland, ME

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: 10-1-99	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT  
UB

3

COMMENTS

10-22-99 Did Re Construction w/ Rick Zibby New Excavation work started

10-28-99 Rick will call when footing forms in place checked side setbacks over 14' + front over 40' 25 required rear over 25' 25 reqd

OK to pour footings

11-1-99 Walls being set up for wall pour

12/27/99 - DID FRAMING INSPECTION - stairs in rough cut will not meet 10 inch net tread minimum requirement - 10 1/4 inch tread with 1 inch nosing - told builder the 10 inch net requirement must be met - all stairs were the same - need plate around a few notches for wire in studs - less than 1/4 inch from edge - can close in when plates on - Tom & Marland Wing

03/27/00 - Final inspection - everything OK - egress OK - stairs OK - electrical OK - DO Conf O. thru



Inspection Record

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

450.00

CITY OF PORTLAND, MAINE

Department of Building Inspection



# Certificate of Occupancy

LOCATION 67 Tide Mill Road (212-A-051)

Issued to Richard A. Libby

Date of Issue 3-27-00

**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. 991129 , 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

Entire Structure

APPROVED OCCUPANCY

Single Family Dwelling  
Use group R-3  
Type 5 B  
Boca 96

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

.....  
(Date) *Thomas R. Mackley*  
*Inspector*

.....  
*Inspector of Buildings*

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

*WAF*  
*03/28/00*



**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.

**NOTE\*\*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>27 TIDE MILL RD. PORTLAND - LOT # 12</u>			
Total Square Footage of Proposed Structure <u>3,300</u>		Square Footage of Lot <u>16,868</u>	
Tax Assessor's Chart, Block & Lot Number <u>051</u>		Owner:	Telephone#:
Chart# <u>212</u>	Block# <u>A</u>	Lot# <u>B</u>	<u>RICHARD A. LIBBY</u>
Lessee/Buyer's Name (If Applicable) <u>RICHARD A. LIBBY</u>		Owner's/Purchaser/Lessee Address: <u>71 TIDE MILL RD. PORTLAND</u>	Cost Of Work: <u>\$ 187,400.-</u> Fee: <u>\$ 1,152</u>
Proposed Project Description:(Please be as specific as possible) <u>2- STORY COLONIAL w/ ATTACHED 3-CAR GARAGE</u>			
Contractor's Name, Address & Telephone <u>RICHARD A. LIBBY</u>			Rec'd By: <u>WB</u>

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

- 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)

FEE: 1,152  
MN/MN + 300  
1,452

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: <u>Richard A. Libby</u>	Date: <u>10/1/99</u>
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Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.







Inspection Services  
Michael J. Nugent  
Manager

Department of Urban Development  
Joseph E. Gray, Jr.  
Director

## CITY OF PORTLAND

*congratulations* !!!!!

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

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.



Applicant: Richard A. Libby

Date: 10/15/99

Address: 67 Tide Mill Rd (#12) C-B-L: 212-A-051

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - Construct new 1-fam. home with attached 3 car garage

Sewage Disposal - City of Portland

28 x 73.5 = 2058  
10 x 24 = 240  
2298 #

Lot Street Frontage - 50' req - 55' + shown

Front Yard - 25' req - 50' + shown

Rear Yard - 25' req - 25' + shown

Side Yard - 14' req - 14' + shown

Projections - front entry (front secondary entry)

Not shown on plot plan  
deck on rear 12' x 17.5'  
seems close to the rear lot line - since not on plot plan needs a separate permit

Width of Lot - 80' req - 110' shown

Height - main house 2 story  
garage w/ attached 2 story

Lot Area - 10,000 # req 16,868 # shown

Lot Coverage/ Impervious Surface - 20% MAX - 3373.6 # MAX

47  
26.5  
73.5

Area per Family - 10,000 # req

Off-street Parking - 2 req - 3 shown

Loading Bays - N/A

Site Plan - minor/minor - 19990139

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - - panel 12C - Zone X

BUILDING PERMIT REPORT

DATE: 30 OCT 99

ADDRESS: 67 Tide Mill Road Lot #12 CBL: 212-A-051

REASON FOR PERMIT: To Construct a single family dwelling with attached 3-Car Garage

BUILDING OWNER: Richard A. Libby

PERMIT APPLICANT: Contractor Richard A. Libby

USE GROUP R-3 CONSTRUCTION TYPE 5-B

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

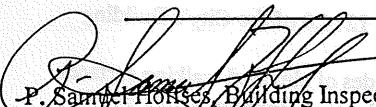
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: #1, #2, #3, #4, #5, #8, #9, #11, #12, #13, #14, #15, #19, #27, #29, #30, #32, #33, #35, #31
Approved with the following conditions:

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
X 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
(A 24 hour notice is required prior to inspection) ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING.
X 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
X 4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts.
X 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
X 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
X 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
X 11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
X 12. Headroom in habitable space is a minimum of 7'6".
X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
X 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
X 15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.



- 16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
- 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)
- \*19. 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).
- \*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.
- 28. All requirements must be met before a final Certificate of Occupancy is issued.
- \*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).
- \*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)
- 31. Please read and implement the attached Land Use Zoning report requirements. *See Attached*
- \*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.
- \*33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- 34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- \*35. Bridging shall comply with section 2305.16 of The B.C.
- 36. \_\_\_\_\_
- 37. \_\_\_\_\_
- 38. \_\_\_\_\_

  
 P. Samuel Hennes, Building Inspector  
 cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 7/24/99

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

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

Valuation: \$187,000.00 Plan Review # 1379  
 Fee: \$1,152.00 Date: 3 OCT. 1999

Building Location: 67 Tide Mill Rd. Lot #12 CBL: 212-A-051

Building Description: Single Family dwelling with attached garage

Reviewed by: S. Hoffse

Use or Occupancy: \_\_\_\_\_ Type of Construction: \_\_\_\_\_  
 \*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 shall be completed before a Certificate of occupancy can or will be issued	111.0
2.	Lot Lines shall be clearly marked before calling for Foundation inspection.	
3.	Foundation drains	1813.52
4.	Foundation Anchors	2305.17
5.	Water proofing & damp proofing	1813.0
6.	Bridging	2305.16
7.	Private garage	407.0
8.	Chimneys and Vents	NFPA 211
	" " "	BOCA mech/93 Chapter 12
9.	Guardrails & H	1021.0
10.	Handrails	1022.0
11	STAIR CONSTRUCTION	1014.0

Correction List

NO:	Description	Code Section
12.	Sleeping room egress window	<del>1010.4</del>
13.	Smoke detectors	920.3.2
14.	Fastening Schedule	Table 2305.2
15.	Ventilation of ATTIC & crawl spaces	1210.0
16.	Ventilation of Spaces BOCA/mech. 1993	Ch. 16
17.	Boring, Cutting & Notching	2305.0
18.	Glass & glazing	Chapter 24
19.		



## 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)
- SR Water proofing and damp proofing Section 1813
- X Sill plate (2305.17)
- SR Anchorage bolting in concrete (2305.17)
- X Columns (1912)
- SR Crawl space (1210.2) Ventilation
- SR Crawl opening size (1210.2.1)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### 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
- \_\_\_\_\_ Girder 4" bearing 2305

### Floors (contd.)

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

### Wall Construction (Chapter 2300)

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

**Roof-Ceiling Construction (Chapter 23)**

- NA 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))
- X 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)
- A Roof structures (1510.0)
- X Type of covering (1507)

**Chimneys and Fireplaces  
BOCA Mechanical/1993**

- SR Masonry (1206.0)
- SN Factory - built (1205.0)
- NA Masonry fireplaces (1404)
- SA Factory - built fireplace (1403)

**Mechanical  
1993 BOCA Mechanical Code**

- SR
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_



State Plumbing Code

- Public Water
- Public Sewer
- 
- 
- 
- 

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>40 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

Glazing (Chapter 24)

- 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)

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

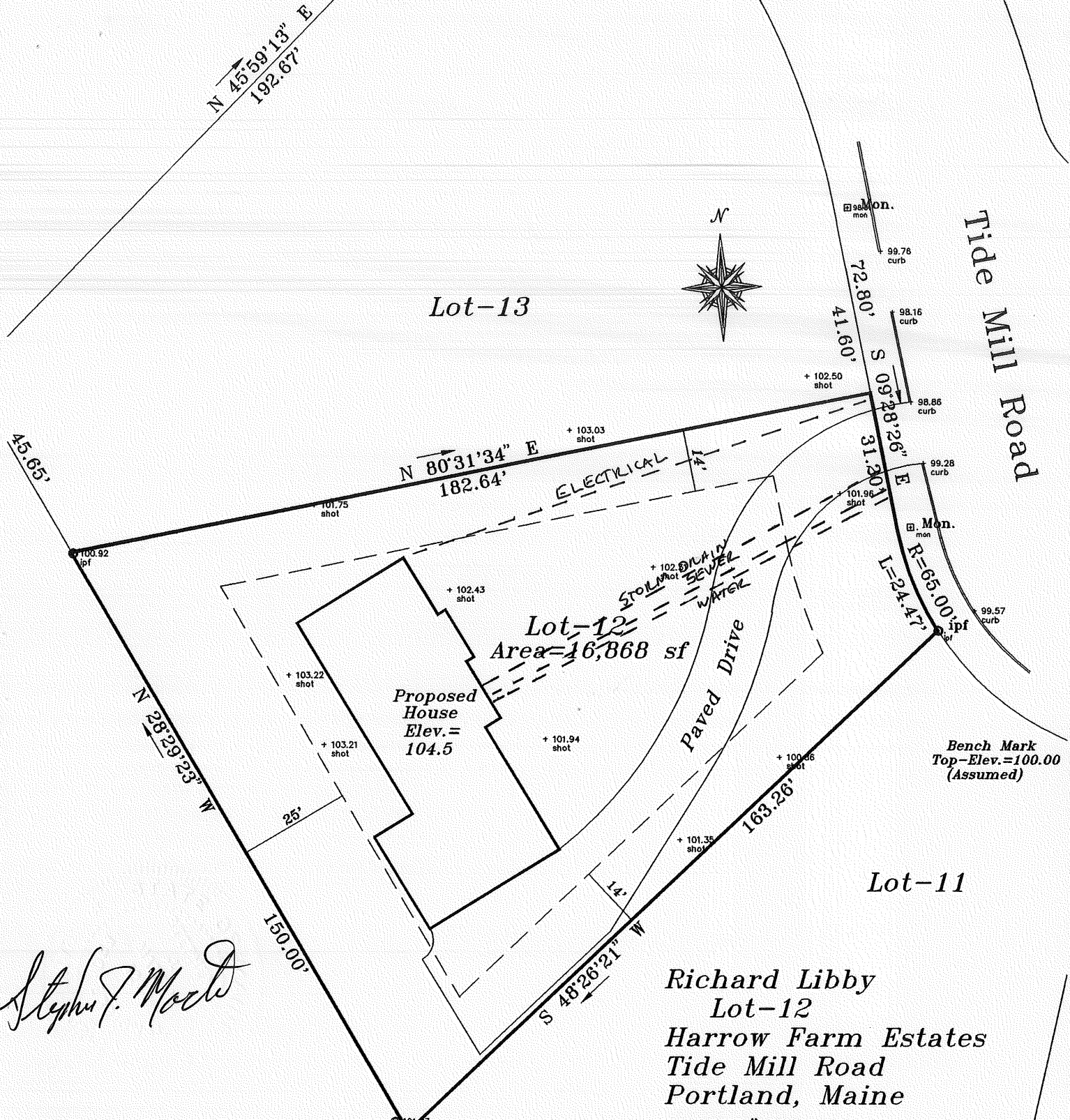
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\_\_\_\_\_

Smoke Detectors (920.3.2)

- ~~SR~~ Location and interconnection
- ~~SR~~ Power source

Dwelling Unit Separation  
Table 602

~~NA~~  
Single Family



*Stephen J. Martin*

Richard Libby  
Lot-12  
Harrow Farm Estates  
Tide Mill Road  
Portland, Maine

Scale: 1"=30'  
September 30, 1999  
by  
Stephen J. Martin, PLS 1262  
36 Straw Road  
Gorham, Maine 04038

- Notes**
- 1) This plan prepared from plan entitled "Harrow Farm Estates" as recorded in the Cumberland County Registry of Deeds in Plan Book 160, Page 43.
  - 2) Elevations & location of Storm Sewer & Sanitary Sewer Stubs in lot shall be field verified.
  - 3) Proposed first floor of house & garage = 104.5.
  - 4) Approximately 2 feet of foundation wall showing.
  - 5) The municipality has determined that these premises conformed with the local zoning ordinances at the time of construction.
  - 6) In accordance with the local municipality, these premises do not fall within a flood hazard zone.



**WARRANTY DEED**  
**Joint Tenancy**  
**Maine Statutory Short Form**

**Know all Persons by these Presents,**

**That I, Robert K. Kurzius**, of Boothbay Harbor, County of Lincoln, State of Maine, for consideration paid, grant to:

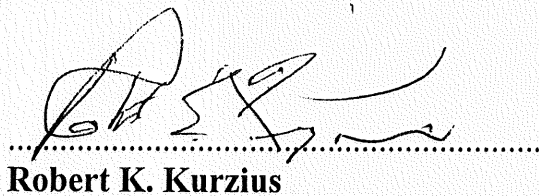
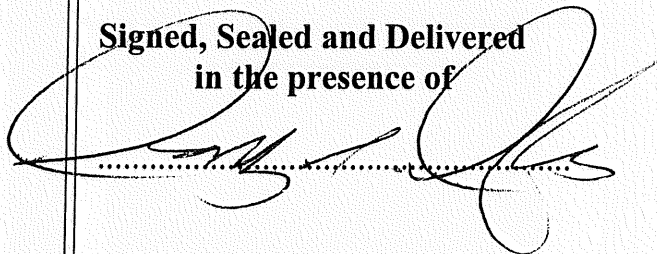
**Richard A. Libby and Kirsten K. Libby**

of Portland, County of Cumberland, and State of Maine, whose mailing address is: 71 Tide Mill Road, Portland, Maine, with **warranty covenants**, as **joint tenants** the land in Portland, County of Cumberland, and State of Maine, described as follows:

See attached Exhibit A for legal description.

Witness my hand and seal this 20th day of September, 1999.

**Signed, Sealed and Delivered  
in the presence of**

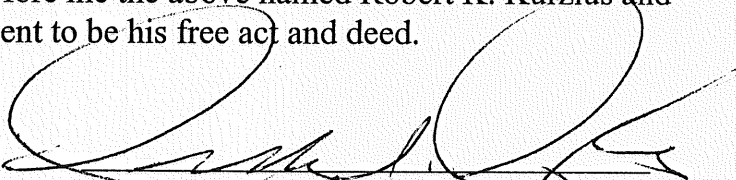
  
.....  
**Robert K. Kurzius**

State of Maine, County of Cumberland

ss.

September 20, 1999

Then personally appeared before me the above named Robert K. Kurzius and acknowledged the forgoing instrument to be his free act and deed.



Attorney at Law / ~~Notary Public~~

Printed Name: Donnelly S. Douglas

## EXHIBIT A

A certain lot or parcel of land, together with any improvements thereon, situated on the southwesterly side of Tide Mill Road in the City of Portland, County of Cumberland and State of Maine, and being Lot 12 as shown on Property Plan of Harrow Farm Estates made for Kelsar Corporation by R.P. Titcomb 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 to be recorded herewith. Pursuant to Paragraph 21 therein, the Grantor/Declarant Robert E. Kurzius hereby approves the construction plans, specifications, elevations and location plan submitted by the Grantees herein for construction of a single-family residence on the above-described premises.

Being 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.





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

19990139

I. D. Number

Richard Libby

Applicant

67 Tide Mill Road lot 12, Portland, ME 04103

Applicant's Mailing Address

10/1/99

Application Date

Tide Mill Road 67 lot 12

Project Name/Description

Consultant/Agent

879-6377

Applicant or Agent Daytime Telephone, Fax

67 Tide Mill Rd, Portland, Maine 04103

Address of Proposed Site

212-A-051

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

- Office  
  Retail  
  Manufacturing  
  New Building  
  Warehouse/Distribution  
  Building Addition  
  Parking Lot  
  Change Of Use  
  Residential  
  Other (specify) 3 car garage - no Rear deck

3300  
Proposed Building square Feet or # of Units

16868  
Acreage of Site

R-2  
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/PE)  
  Zoning Variance  
  Other \_\_\_\_\_

Fees Paid: Site Plan \$300.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 10/1/99

**Inspections Approval Status:**

- Approved  
  Approved w/Conditions see attached  
  Denied  
 Reviewer: Marge Schmuckal  
 Approval Date: 10/15/99 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  
 Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_  Additional Sheets Attached

Performance Guarantee  Required\*  Not Required

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

- Performance Guarantee Accepted \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_ expiration date  
 Inspection Fee Paid \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_  
 Building Permit Issued \_\_\_\_\_ date \_\_\_\_\_  
 Performance Guarantee Reduced \_\_\_\_\_ date \_\_\_\_\_ remaining balance \_\_\_\_\_ signature \_\_\_\_\_  
 Temporary Certificate of Occupancy \_\_\_\_\_ date \_\_\_\_\_  Conditions (See Attached)  
 Final Inspection \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_  
 Certificate Of Occupancy \_\_\_\_\_ date \_\_\_\_\_  
 Performance Guarantee Released \_\_\_\_\_ date \_\_\_\_\_  
 Defect Guarantee Submitted \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_  
 Defect Guarantee Released \_\_\_\_\_ submitted date \_\_\_\_\_ amount \_\_\_\_\_ expiration date

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

19990139  
I. D. Number

Richard Libby  
Applicant  
67 Tide Mill Road lot 12, Portland, ME 04103  
Applicant's Mailing Address  
Consultant/Agent  
879-6377  
Applicant or Agent Daytime Telephone, Fax

10/1/99  
Application Date  
Tide Mill Road 67 lot 12  
Project Name/Description  
67 Tide Mill Rd, Portland, Maine 04103  
Address of Proposed Site  
212-A-051  
Assessor's Reference: Chart-Block-Lot

**DRC Conditions of Approval**

Compliance required prior to building permit issuance:

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 67 Tide Mill Rd, 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.

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 ay 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. No building permit shall be issued until reviewed by the DRC.

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

The applicant shall be responsible to install and maintain all erosion control measures.

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. There is a rear deck that showed on some of your structural plans but not on your plot plan. **THE REAR DECK IS NOT APPROVED WITH THIS PERMIT** It will be necessary to apply for an amendment for the rear deck showing your setbacks (which look very close to the rear line) prior to its construction.
3. Separate permits shall be required for future decks, sheds, pool and/or garage.

**Fire Conditions of Approval**