

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**CITY OF PORTLAND****BUILDING INSPECTION****PERMIT**

Permit Number: 070676

Please Read
Application And
Notes, If Any,
AttachedThis is to certify that NAPPI SABATINO M & FRANCES A NAPPI ITS/Libby Chas permission to Build new single family home w/ 3 car garageAT 21-77 HOPE AVE Lot#17 390-B017001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

PERMIT ISSUED

JUN 28 2007

CITY OF PORTLAND

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

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is provided. FOUR NOTICES 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

07/27/07 *Cheryl M*
Director - Building & Inspection Services**PENALTY FOR REMOVING THIS CARD**

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0676	Issue Date: 6/27/07	CBL: 390 B017001
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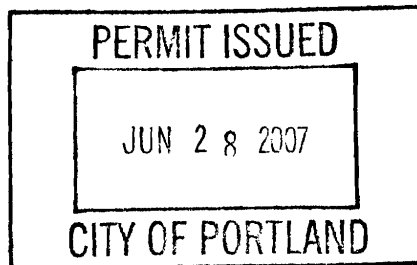
Location of Construction: 21-77 HOPE AVE Lot#17 (67)	Owner Name: NAPPI SABATINO M & FRANCE	Owner Address: 101 CHELSEY AVE	Phone:
Business Name:	Contractor Name: Libby Construction Inc	Contractor Address: 19 Cavendish Way Falmouth	Phone: 2078780060
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: C40

Past Use: Vacant Lot #17	Proposed Use: Single Family Home - Build new single family home w/ 3 car garage	Permit Fee: \$3,945.00	Cost of Work: \$385,000.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type 5B IRC-2003	

Proposed Project Description: Build new single family home w/ 3 car garage	Signature:	Signature: 6/27/07 [Signature]
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: 06/08/2007	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone parcel 2 - zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2007-0099 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> 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 Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input checked="" 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: 6/27/07 CSK
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0676	Date Applied For: 06/08/2007	CBL: 390 B017001
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Location of Construction: 21-77 HOPE AVE Lot#17 (67)	Owner Name: NAPPI SABATINO M & FRANCE	Owner Address: 101 CHELSEY AVE	Phone:
Business Name:	Contractor Name: Libby Construction Inc	Contractor Address: 19 Cavendish Way Falmouth	Phone: (207) 878-0060
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home - Build new single family home w/ 3 car garage	Proposed Project Description: Build new single family home w/ 3 car garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/15/2007

Note:**Ok to Issue:**

- 1) This property shall be a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 06/27/2007

Note:**Ok to Issue:**

- 1) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 2) Prior to installing the solid fuel appliance, the product information which includes the UL listing shall be submitted. The heating unit shall be installed per the Listing, NFPA 211, IMC 2003 and the manufacturers instructions.
- 3) The heating appliance/stove shall be installed, maintained and operated in accordance with the terms of the listing.
- 4) Prior to installing the solid fuel appliance, the product information which includes the UL listing shall be submitted. The heating unit shall be installed per the Listing, NFPA 211, IMC 2003 and the manufacturers instructions.
- 5) Fastener schedule per the IRC 2003
- 6) The appliance shall be installed in accordance with the IMC 2003 and NFPA 211
- 7) A copy of the enclosed chimney or fireplace disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 8) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 9) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 10) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 11) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 12) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 13) Tanks shall be installed per NFPA 58
- 14) Maintain proper setback(s) from property lines/buildings and proper clearances from verticle openings when direct venting.
- 15) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 16) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.

Location of Construction: 21-77 HOPE AVE Lot#17 (67)	Owner Name: NAPPI SABATINO M & FRANCE	Owner Address: 101 CHELSEY AVE	Phone:
Business Name:	Contractor Name: Libby Construction Inc	Contractor Address: 19 Cavendish Way Falmouth	Phone (207) 878-0060
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

17 The attic scuttle opening must be 22" x 30".

18 The design load spec sheets for any engineered beam(s) must be submitted to this office.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 06/27/2007

Note:

Ok to Issue:

- 1) 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.
- 2) Erosion and Sedimentation control shall be established prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.
- 3) 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.
- 4) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 5) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. 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.
- 6) The limits of allowable clearing shall be clearly marked with flagging or temporary fencing. Absolutely no clearing is to take place within, or encroach into the do not disturb/no-cut zone. All conditions listed in the approved subdivision plan, as they relate to Lot #17 shall be followed.
- 7) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 8) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Comments:

6/13/2007-amachado: Left message for Doug Reynolds at Gorrill- Palmer. Site plan does not show rear property line. Need a revised one.

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

2007-0099

Application I. D. Number

6/8/2007

Application Date

Single Family Home Lot#17

Project Name/Description

Nappi Sabatino M &

Applicant

101 Chelsey Ave , Portland , ME 04103

Applicant's Mailing Address

Richard Libby

Consultant/Agent

Agent Ph: (207)831-4298

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Hope Ave , Portland, Maine

Address of Proposed Site

390 B017001

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

Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **6/8/2007**

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 | |

**LETTER OF
 TRANSMITTAL**

PO Box 1237
 15 Shaker Road
 Gray, ME 04039

(207) 657-6910
 Fax: (207) 657-6912
 E-mail: mailbox@gorrillpalmer.com

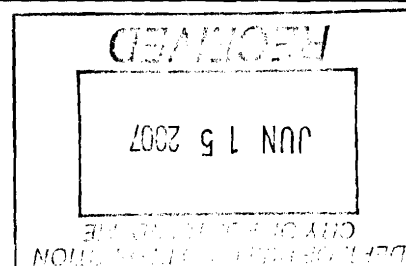
To: **Ms. Ann Machado**
City Portland
389 Congress Street
Portland ME 04101

Via: **Hand Deliver**

RE: **Lot 17 Basket Lane**

Date: **06-14-07**

Project No: **1879**



For your use <input checked="" type="checkbox"/>		As requested <input type="checkbox"/>		For Review and comment <input type="checkbox"/>	
Shop Drawings <input type="checkbox"/>	Prints <input type="checkbox"/>	Plans <input type="checkbox"/>	Specifications <input type="checkbox"/>	Copy of letter <input type="checkbox"/>	Other <input type="checkbox"/>
Copies	Date	Number	Description w/Review		
3	06-07-07		Sheet 2 Lot 17 Site and Utility Plan		
3	06-07-07		Sheet 3 Lot 17 Grading Plan		

Remarks:
 Ann,
 The attached plans have been revised as requested on your email.
 If you need additional copies, please let me know.

Copy Rick Libby
 To:

Doug Reynolds
 Signed Doug Reynolds, P.E.

Priority (Lee) / Cheryl

Sabatino NAPPI
101 Chelsea Ave
21-77 Hope
390-B-017

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)	12x24 cont. reinforced 2 #4 bars. ✓ 24x24 Peds. ✓			
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" Perf. pipe. 3/4" crushed stone to Atmosphere or dry well (per eng.)			
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	✓			
Anchor Bolts/Straps, spacing (Section R403.1.6)	4' O.C. ✓			
Lally Column Type (Section R407)	4" - 7" / 7" - 10"			
Girder & Header Spans (Table R 502.5(2))				
Built-Up Wood Center Girder Dimension/Type	3/2x12" over cap plates			
Sill/Band Joist Type & Dimensions				
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12 (15 span) ✓ 16 O.C.			
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	N/A.			
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	TRusses			

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	8/12 Truss System	Need specs (Trusses) LVL - Girders Truss
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4 Adv. - floors 1/2" CDX	
Fastener Schedule (Table R602.3(1) & (2))	IRC 2003	
Private Garage (Section R309) Living Space? <u>NO</u> (Above or beside)		
Fire separation (Section R309.2)	5/8" walls from Garage to House.	
Opening Protection (Section R309.1)	Garage door.	
Emergency Escape and Rescue Openings (Section R310)	2 egress windows - Bedrooms	
Roof Covering (Chapter 9)		
Safety Glazing (Section R308)	By - whirlpool - Temp.	
Attic Access (Section R807)	22x30	
Chimney Clearances/Fire Blocking (Chap. 10)	2" N/A Gas fireplace.	Specs
Header Schedule (Section 502.5(1) & (2))		
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-19 walls + floor R-38 Ceiling	

Type of Heating System	Gas fireplace	need specs.
Means of Egress (Sec R311 & R312) Basement 1 O.K. Number of Stairways 1 Interior 1 Exterior 1 ST-Ø Treads and Risers (Section R311.5.3) $7\frac{3}{4} = \text{max} \times 10 = \text{min}$ ✓ Width (Section R311.5.1) 36" ✓ Headroom (Section R311.5.2) 6-8" ✓ Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) STACK 34-38 ✓		
Smoke Detectors (Section R313) Location and type/Interconnected ✓		
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8) ✓		
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207) ✓		
Deck Construction (Section R502.2.1)	concrete slab w/ Pillars 4/12 Pitch -	need specs.

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL BY THESE PRESENTS, that RIVERTRAILS, INC., a Maine corporation with a place of business in Portland, Maine (hereinafter referred to as "Grantor"), for consideration paid, grants to SABATINO M. NAPPI and FRANCES A. NAPPI, whose mailing address is 101 Chesley Avenue, Portland, Maine 04103 (hereinafter collectively referred to as "Grantee"), as joint tenants, with warranty covenants, the land, and any improvements thereon, situated in Portland, Cumberland County, Maine, described as follows:

See Attached Exhibit A

IN WITNESS WHEREOF, Rivertrails, Inc. has caused this deed to be executed in its name by Lloyd B. Wolf, President of said corporation, on this 31st day of October, 2006.

MAINE REAL ESTATE TAX PAID

[Handwritten Signature]
Witness

RIVERTRAILS, INC.:

By: *[Handwritten Signature]*
Lloyd B. Wolf
Its duly authorized President

STATE OF MAINE
CUMBERLAND, ss.

October 31, 2006

Then personally appeared before me the above-named, Lloyd B. Wolf, President of Rivertrails, Inc., as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the corporation.

[Handwritten Signature]
Notary Public/Attorney at Law
Printed Name: Joanne P. Morency
ec. 10/26/2009

OFFICE OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUN - 6 2007
RECEIVED

Exhibit A

A certain lot or parcel of land located in Portland, Cumberland County, Maine, described as follows:

Lot 17, as depicted on a certain plan entitled "Riverwalk Subdivision Plan," sheets 1-2, prepared by Titcomb Associates, dated October 25, 2005, revised through February 24, 2006, and recorded in the Cumberland County Registry of Deeds in Plan Book 206, Pages 412-413 (hereinafter referred to as the "Plan").

For Grantor's source of title, reference is made to a deed from Lloyd B. Wolf to Grantor, dated June 6, 2006, recorded in the Cumberland County Registry of Deeds in Book 24080, Page 166, and specifically Parcel A described therein.

Reference is herein made to Private & Special Laws of Maine, Second Regular Session of the 120th Legislature, Chapter 62, S.P. 499-L.D. 1586, An Act to Separate Territory from the Town of Falmouth and Annex it to the City of Portland, approved April 2, 2002.

The premises are conveyed subject to, and together with: (A) any and all easements, restrictions, encumbrances, rights and privileges as are indicated on the Plan; and (B) any and all covenants, reservations, restrictions, easements, encumbrances, rights and privileges as are indicated in the "Declaration of Covenants, Restrictions and Easements, Riverwalk Subdivision, Section 1," dated April 5, 2006, recorded in the Cumberland County Registry of Deeds in Book 23889, Page 335, as amended by "First Amendment To Declaration of Covenants, Restrictions and Easements, Riverwalk Subdivision, Section 1," dated October 3, 2006, recorded in said registry on even or recent date with this deed.

The premises are conveyed subject to the following:

1. Certain culvert and drainage easements, benefiting the City of Portland, as more fully described in the deed from Lloyd B. Wolf to Grantor, dated June 6, 2006, recorded in the Cumberland County Registry of Deeds in Book 24080, Page 166.
2. The terms and provisions of a certain "Conditional Zone Agreement," dated July 11, 2005, between the City of Portland and Lloyd B. Wolf, recorded in the Cumberland County Registry of Deeds in Book 22894, Page 133. The City of Portland shall have the right to enforce restrictions on the premises, as such restrictions are set forth in the Conditional Zone Agreement, and the owner of the premises shall be responsible for restoration of the premises and payment of the City's reasonable attorney's fees.
3. The following restrictions included as set forth in and required by note 10 on the Plan:

No tree cutting, grading, disturbance to vegetation or ground cover shall take place within the "Do Not Disturb Areas" as shown on the Plan. Storm damaged

trees may be removed only if they represent a potential hazard to property or residence. No concentrated runoff shall be directed to these areas. This restriction shall appear in the legal description for the premises hereby conveyed for all future conveyances.

4. Rights and easements granted to Central Maine Power Company in an instrument dated February 10, 1954 and recorded in the Cumberland County Registry of Deeds in Book 2167, Page 432, and instrument dated February 10, 1954 and recorded in said registry in Book 2167, Page 435, subject to restrictions therein, and as affected by the terms and conditions of a Permanent Use Agreement by and between Central Maine Power Company and Robert Adam and Lloyd B. Wolf dated September 24, 2002, recorded in said registry in Book 18246, Page 96.

5. Rights and easements granted to New England Telephone and Telegraph Company and Central Maine Power Company in an instrument dated December 29, 1955 and recorded in the Cumberland County Registry of Deeds in Book 2276, Page 277, to the extent it may apply.

6. Terms and conditions of a Site Location Order dated September 16, 2005, and recorded in the Cumberland County Registry of Deeds in Book 23226, Page 170.

Received
Recorded Register of Deeds
Nov 02, 2006 11:22:44A
Cumberland County
John B O'Brien

SPACE AND BULK REQUIREMENTS

MINIMUM LOT SIZE: 6,000 S.F.
MINIMUM FRONTAGE: 50 FT.
MINIMUM SETBACKS:
FRONT YARD 10 FT
REAR YARD* 25 FT
SIDE YARD* 10 FT

MINIMUM LOT WIDTH: 50 FT.

* PRINCIPAL OR ACCESSORY STRUCTURES WITH GROUND COVERAGE
GREATER THAN 100 SQUARE FEET.

Design: DER	Date: 6/07
Draft: CAG	Job No.: -
Checked: DER	Scale: NTS
File Name: 98089-4-ALL LOTS	



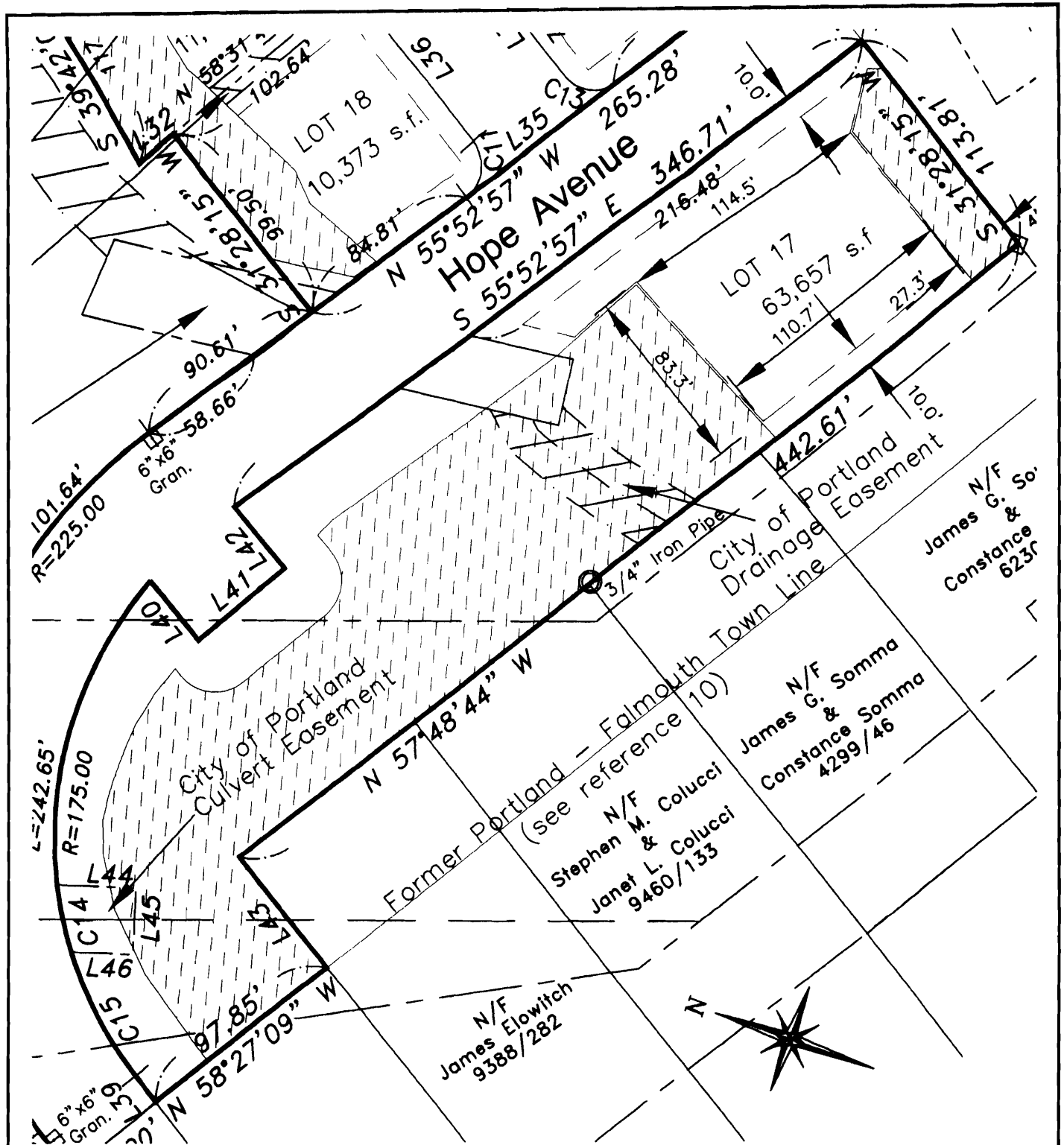
Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

PO Box 1237
15 Shaker Road
Gray, ME 04039

Phone: 207-657-6910
Fax: 207-657-6912
Email: mailbox@gorrillpalmer.com

Drawing Name:	GENERAL NOTES
Project:	BASKET LANE Portland, ME

Figure No.	1
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Sketch Plan of Lot 17
 Riverwalk Portland, Maine
 made for
 Libby Construction

JOB# 99064.31	SCALE: 1"=60'
BOOK#	DATE: January 31, 2007
FILE#	DWG:



Titcomb Associates

133 Gray Road
 Falmouth, Maine 04105 (207)797-9199

