

0057930

PK17863PG070



Reviewed for Code Compliance  
Permitting and Inspections Department  
Approved with Conditions

07/23/2018

**WARRANTY DEED**  
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that I, Catherine I. Banks, of Portland, County of Cumberland, and State of Maine, for consideration paid, grant to Archie S. Giobbi, of Portland, Maine, whose mailing address is: 1183 Washington Avenue, Portland, Maine 04103, with WARRANTY COVENANTS, the real estate in Portland, Maine, described as follows:

Certain lots or parcels of land situated on Van Vechten Street, in the City of Portland, County of Cumberland, and State of Maine, and being Lots numbered one hundred seventy nine (179), one hundred eighty (180), one hundred eighty one (181), and one hundred eighty two (182) as shown on plan of lots at Ray Gardens, which plan is recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 103.

Being the same premises conveyed to Robert S. Banks, Jr. by deed from Katherine R. Nelson recorded in said Registry in Book 3078, Page 394, and being a portion of the premises devised to the within grantor under the will of said Robert as shown by the Probate Proceedings in Cumberland County, Docket #81-639.

WITNESS my hand and seal on July 1, 2002.

WITNESS:

*Catherine I. Banks*  
Catherine I. Banks

STATE OF MAINE  
COUNTY OF CUMBERLAND ss.

July 1, 2002

Then personally appeared the above named Catherine I. Banks and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public Attorney at Law  
Print Name: Roderick R. Revzler

MAINE REAL ESTATE TAX PAID

RECEIVED  
OFFICE OF THE CLERK OF DEEDS  
2002 JUL 22 AM 7:58  
CUMBERLAND COUNTY  
*John B. CoBrien*



07/23/2018

**WARRANTY DEED**  
( Maine Statutory Short Form )

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Archie S. Giobbi**, of Portland, County of Cumberland, and the State of Maine, for consideration paid, grant to **Matilda M. Giobbi**, of Portland, Maine, whose mailing address 1184 Washington Ave. Portland, Maine 04103, with **WARRANTY COVENANTS**, the real estate in Portland, Maine, described as follows:

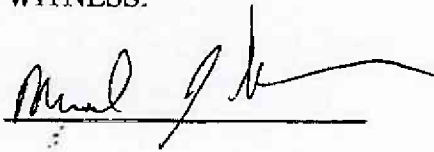
Certain lots or parcels of land situated on Van Vechten Street, in the City of Portland, county of Cumberland, and the State of Maine, and being lots numbered one hundred eighty-two ( 182 ), and the northerly ten ( 10 ) foot portion of lot numbered one hundred eighty-one ( 181 ) that abuts lot numbered one hundred eighty-two ( 182 ), as shown on plan of lots at Ray Gardens, which plan is recorded in the Cumberland County registry of Deeds in Plan Book 12, Page 103.

Being part of the premises conveyed to Archie S. Giobbi, by virtue of a deed from Catherine I. Banks, of Portland, County of Cumberland, and the State of Maine dated July 1, 2002. This Deed being recorded in the Cumberland County Registry of Deeds in Deed Book 17863, Page 070.

Witness my hand and seal on October \_\_\_\_ 2010.

Received  
Recorded Register of Deeds  
Oct 20, 2010 10:25:16A  
Cumberland County  
Pamela E. Lavley

WITNESS:

  
\_\_\_\_\_

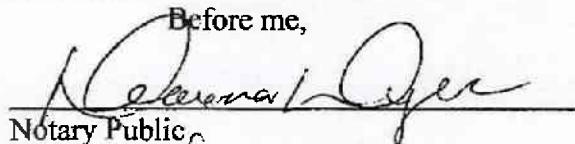
  
Archie S. Giobbi

STATE OF MAINE  
COUNTY OF CUMBERLAND ss

October 20, 2010

Then personally appeared the above named Arche S. Giobbi and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
Notary Public

Print Name: Deanna Dyer

**SEAL**

DEANNA DYER  
Notary Public, Maine  
My Commission Expires August 1, 2014



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Permitting and Inspections Department  
Approved with Conditions

07/23/2018

**WARRANTY DEED**  
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Rosemary C. Mulkerrin**, of Scarborough, County of Cumberland, and State of Maine, for consideration paid, grant to **Matilda A. Giobbi**, of Portland, Maine, whose mailing address is: 1184 Washington Avenue, Portland, Maine 04103, with **WARRANTY COVENANTS**, the real estate in Portland, Maine, described as follows:

Certain lots or parcels of land situated on Van Vechten Street, in the City of Portland, County of Cumberland, and State of Maine, and being Lots numbered one hundred eighty three (183), one hundred eighty four (184), one hundred eighty five (185), and one hundred eighty six (186), as shown on plan of lots at Ray Gardens, which plan is recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 103.

Being part of the premises conveyed to Patrick J. Mulkerrin by deed from Anna Louise Goan, Trustee, recorded in said Registry in Book 4296, Page 301, and being a portion of the premises devised to the within grantor under the will of said Patrick J. Mulkerrin as shown by the Probate Proceedings in Cumberland County, Docket #83-845.

WITNESS my hand and seal on June 21<sup>st</sup>, 2002.

WITNESS:

*Wendy A DeCoster*

*Rosemary C. Mulkerrin*  
Rosemary C. Mulkerrin

STATE OF MAINE  
COUNTY OF CUMBERLAND ss.

June 28<sup>th</sup>, 2002

Then personally appeared the above named Rosemary C. Mulkerrin and acknowledged the foregoing instrument to be her free act and deed.

Before me,

*Wendy A DeCoster*  
Notary Public  
Print Name: Wendy A DeCoster

WENDY A. DECOSTER  
NOTARY PUBLIC, STATE OF MAINE  
MY COMMISSION EXPIRES MAY 25, 2006

RECEIVED  
REGISTRY OF DEEDS

2002 JUL 22 AM 7:56

CUMBERLAND COUNTY

*John B. Rubin*

SEAL

MAINE REAL ESTATE TAX PAID

Portland, Maine



Yes. Life's good here.



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07/23/2018

Permitting and Inspections Department  
Michael A. Russell, MS, Director

## New One- and Two-Family Dwelling (Level I – Minor Residential Development Review)

All applications for the development of a new one- or two-family dwelling requires development review by the Planning and Urban Development Department and zoning and building code review by the Permitting and Inspections Department. Reviews are conducted concurrently and all application materials shall be submitted in one package to the Permitting and Inspections Department. Please include all items listed below to ensure a timely review of the application.

### Submission Checklist

Applications shall be submitted online via the Citizen Self Service portal. Refer to the attached documents for complete instructions. All applications shall include the following:

- New One- and Two-Family Dwelling Submission Checklist** (this form)
- Evidence of right, title and interest** (e.g. deed, purchase and sale agreement with current deed)
- Copies of any required state and/or federal permits** N/A
- Written description of existing and proposed easements or other burdens** N/A
- Written request for waivers from individual site plan and/or technical standards** N/A
- ResCheck** <https://www.energycodes.gov/rescheck/> certificates of compliance per the 2009 IECC
- Boundary Survey** meeting the requirements of Section 13 of the City of Portland Technical Manual
- Site Plan** with the information listed below shown on the plan (can be combined with Boundary Survey or submitted as a separate document). Photocopies of the plat or hand drawn building footprints will not be accepted. Please check all items, as applicable and show on the plan.
  - North arrow and graphic scale
  - Zoning district, setback and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone, Stream Protection Zone and/or Flood Zones. Highest Annual Tide (HAT) must be shown as located by a surveyor for the Shoreland Zone.
  - Existing and proposed structures showing distances from all property lines
  - Location and dimension of existing and proposed paved areas
  - Finish floor elevation (FFE)
  - Exterior building elevations for all four sides
  - Existing and proposed utilities (or septic system, where applicable)
  - Identification and proposed protection measures for any significant natural features as defined in Section 14-526(b) of the Land Use Code
  - Proposed protection to or alterations of watercourses
  - Proposed wetland protections or impacts
  - Natural Resources Conservation Service (NRCS) soil type
  - Existing and proposed grading and contours
  - Existing and proposed easements or public or private rights-of-way
  - Proposed storm water management and erosion controls
  - Existing vegetation to be preserved and proposed site landscaping and street trees (two trees per unit for a one- or two-family dwelling)
  - Existing and proposed curb and sidewalk for a two-family dwelling N/A
  - Total area and limits of proposed land disturbance
  - Proposed pier, dock, wharf or slope stabilization reconstruction in Shoreland Zone, if applicable N/A
  - Proposed ground floor area of building
  - Foundation/perimeter drain and outlet



Permitting and Inspections Department  
Michael A. Russell, MS, Director

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**\*\*Additional requirements may apply for lots on unimproved streets. Contact the Planning and Urban Development Department for more information.\*\***

**A complete set of construction drawings, including the following per the IRC 2009:**

**NOTE: All plans shall be drawn to a measurable scale (e.g., 1/4 inch = 1 foot) and include dimensions.**

- Foundation plan with footing/pier size and location
- Cross sections with framing sizes and material (foundation anchor size/spacing, rebar, drainage, damp proofing, floors, walls, beams, ceilings, headers, rafters etc.)
- Floor plans, to scale, with dimensions
- Elevations, to scale, with dimensions showing height from average grade
- Detail wall/floor/ceiling partitions including listed fire rated assemblies
- Window and door schedules including egress (emergency escape), safety glazing and fire rating
- Locate egress windows and smoke/carbon monoxide detection
- Stair details, including dimensions of rise/run, head room, guards/handrails, and baluster spacing
- Insulation (R-factors) of walls, ceilings and floors and the heat loss (U-factor) of windows
- Deck construction including pier layout, framing, fastenings, anchors, guards, handrails, and stairs
- Dwelling/attached garage separation details N/A

**\*\*Please note:** As of September 16, 2010 all new construction of one- and two-family homes are required to be sprinkled in compliance with NFPA 13D (minimum). This is required by City Code. (NFPA 101 2009 ed.)

**Separate permits are required for internal and external plumbing, electrical installations, heating, ventilating, sprinkler systems and air conditioning (HVAC) systems and appliances.**

## Site Plan Standards for Review of Level I: Minor Residential

Level I: Minor Residential site plan applications are subject to the following site plan standards\*, as contained in section 14-526 of Article V, Site Plan:

- **14-526 (a) Transportation Standards:**
  - 2.a. Site Access and Circulation (i) and (ii);
  - 2.c Sidewalks: *(if the site plan is a two- family or multi-family building only)*;
  - 4.a. Location and required number of vehicle parking spaces:(i) and (iv)
- **14-526 (b) Environmental Quality Standards:**
  - 1. Preservation of significant natural features.
    - 2.a. Landscaping and landscape preservation
    - 2.b. Site landscaping (iii)
    - 3.a. Water quality, storm water management and erosion control: a., d., e., and f.
- **14-526 (c) Public Infrastructure and Community Safety Standards:**
  - 1. Consistency with Master Plan
  - 2. Public Safety and fire prevention
  - 3. Availability and adequate capacity of public utilities; a., c., d., and e.
- **14-526 (d) Site Design Standards:**
  - 5. Historic Resources
  - 9. Zoning related design standards

*\*Except as provided in Article III of the City Code, or to conditions imposed under Section 14-526(e) only, or to those submission requirements set forth in section 14-527 as relate solely thereto.*



# REScheck Software Version 4.6.5 Compliance Certificate



Reviewed for Code Compliance  
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Approved with Conditions

07/23/2018

Project 23 Van Vecthen Street

Energy Code: **2009 IECC**  
Location: **Portland, Maine**  
Construction Type: **Single-family**  
Project Type: **New Construction**  
Conditioned Floor Area: **0 ft<sup>2</sup>**  
Glazing Area: **12%**  
Climate Zone: **6 (7378 HDD)**  
Permit Date:  
Permit Number:

Construction Site:  
23 Van Vecthen Street  
  
Portland, ME 04013

Owner/Agent:  
Matilda Giobbi  
1184 Washington Ave.  
Portland, ME 04103  
207-7972535  
matildagiobbi@gmail.com

Designer/Contractor:  
Tim Higgins  
HigginsBuilders, Inc.  
83 Bay Street  
Portland, ME 04103  
timahiggins@live.com

## Compliance: Passes using UA trade-off

Compliance: **1.6% Better Than Code** Maximum UA: **257** Your UA: **253**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

## Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling 1: Flat Ceiling or Scissor Truss	840	21.0	28.0	0.020	17
Wall 1: Wood Frame, 16" o.c.	928	21.0	0.0	0.057	39
Window 1: Vinyl/Fiberglass Frame:Double Pane with Low-E	9			0.280	3
Window 2: Vinyl/Fiberglass Frame:Double Pane with Low-E	9			0.280	3
Window 3: Vinyl/Fiberglass Frame:Double Pane with Low-E	8			0.280	2
Window 4: Vinyl/Fiberglass Frame:Double Pane with Low-E	11			0.280	3
Window 5: Vinyl/Fiberglass Frame:Double Pane with Low-E	11			0.280	3
Window 6: Vinyl/Fiberglass Frame:Double Pane with Low-E	15			0.280	4
Window 7: Vinyl/Fiberglass Frame:Double Pane with Low-E	15			0.280	4
Window 8: Vinyl/Fiberglass Frame:Double Pane with Low-E	15			0.280	4
Window 9: Vinyl/Fiberglass Frame:Double Pane with Low-E	9			0.280	3
Window 10: Vinyl/Fiberglass Frame:Double Pane with Low-E	11			0.280	3
Window 11: Vinyl/Fiberglass Frame:Double Pane with Low-E	15			0.280	4
Window 12: Vinyl/Fiberglass Frame:Double Pane with Low-E	15			0.280	4
Window 13: Vinyl/Fiberglass Frame:Double Pane with Low-E	15			0.280	4
Window 14: Vinyl/Fiberglass Frame:Double Pane with Low-E	15			0.280	4



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Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Window 15: Vinyl/Fiberglass Frame:Double Pane with Low-E	15			0.280	4
Window 16: Vinyl/Fiberglass Frame:Double Pane with Low-E	15			0.280	4
Door 1: Solid	20			0.280	6
Door 2: Solid	13			0.280	4
Wall 2: Wood Frame, 16" o.c.	812	21.0	3.0	0.048	39
Basement Wall 1: Solid Concrete or Masonry Wall height: 7.0' Depth below grade: 6.0' Insulation depth: 6.0'	812	0.0	10.0	0.068	55
Floor 1: All-Wood Joist/Truss:Over Unconditioned Space	840	21.0	0.0	0.044	37

*Compliance Statement:* The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2009 IECC requirements in REScheck Version 4.6.5 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Peter J. Dalfonso, Project Manager  
Name - Title

Signature 

4/30/2018  
Date



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07/23/2018

# Warranty Deed

Maine Statutory Short Form  
2nd Lot from Huntington Avenue

KNOW ALL PERSONS BY THESE PRESENTS,

That, Matilda Giobbi, with a mailing address of 1184 Washington Avenue, City of Portland, Maine 04103, for valuable consideration paid, does hereby grant to

\_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_, \_\_\_\_\_ with warranty covenants, the land in the City of Portland, County of Cumberland and State of Maine, described in the attached Exhibit A attached hereto and fully incorporated herein by reference :

In Witness Whereof, said Matilda Giobbi, has hereunto set her hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

SIGNED, SEALED AND  
DELIVERED IN THE PRESENCE OF

\_\_\_\_\_  
Witness

\_\_\_\_\_

\_\_\_\_\_  
Witness

\_\_\_\_\_

STATE OF MAINE  
County of Cumberland § \_\_\_\_\_, 2018

Then personally appeared the above named, Matilda Giobbi, and acknowledged the foregoing instrument to be his free act and deed

Before Me

\_\_\_\_\_  
Attorney/ Notary Public

Return Recorded Document to:





07/23/2018

## Exhibit A

A certain lot or parcel of land, with any and all improvements thereon, situated on the westerly side of Van Vechten Street, City of Portland, County of Cumberland and State of Maine, said lot being more particularly described as follows:

Commencing at a 5/8-inch steel rebar driven in the ground, capped with a plastic cap inscribed "Greenlaw PLS 2303, said rebar marking the common boundary corner of Archie S. Giobbi, as described in a deed recorded in the Cumberland County Registry of Deeds (The Registry) in Deed Book 17863, Page 070 and the land now or formerly of Kenneth McIntyre and Maureen McIntyre as described in a deed recorded in The Registry in Deed Book 5020, Page 127, said rebar being found following a bearing based on the Maine State West Grid Zone, North 15°-00'-47" West, a distance of 172.20 feet from the street line intersection of the northerly sideline of Huntington Avenue and the westerly sideline of Van Vechten Street,

Thence, by and along the land now or formerly fo Archie S. Giobbi, North 15°-00'-47" West, a distance of 80.00 feet to the Point of Beginning;

Thence, by and along the land of said Archie S. Giobbi to the land of the herein grantor Matilda Giobbi as described in a deed recorded in the Registry in Deed Book 24856, Page 126;

Thence, South 75°-05'-43" West, a distance of 99.85 feet to the land now or formerly of Dominic Aceto and Margaret Aceto as described in a deed recorded in the Registry in Deed Book 22812, page 018;

Thence, by and along the land of Aceto, North 15°-00'-47" West, a distance of 80.00 feet to the land now or formerly of Archie S. Giobbi as described in a deed recorded in the Registry in Deed Book 17863, Page 070;

Thence, by and along the land of Giobbi, North 75°-05'-43" East, a distance of 100.01feet to the westerly sideline of Van Vechten Street;

Thence, by and along the westerly sideline of Van Vechten Street, South 15°-00'-47" East, a distance of 80.00 feet to the Point of Beginning.

Said above parcel of land is comprised of 8000 square feet of area.

Being a portion of the land conveyed to Matilda Giobbi by Archie S. Giobbi by virtue of a deed recorded in the Cumberland County Registry of Deeds in Deed Book 28186, Page 328.