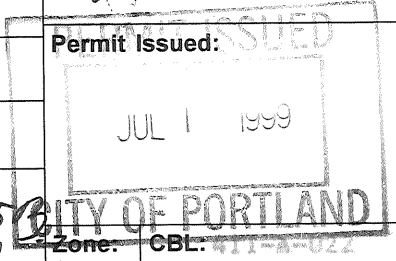


City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: <i>176 Pheasant Hill Drive Lot 22</i>		Owner: <i>Michael Mappi Pamela J. Reny</i>		Phone: <i>774-2832</i>	Permit No: 990708
Owner Address: <i>10 Morning Street Portland, ME</i>		Lessee/Buyer's Name: <i>04101</i>		Phone:	BusinessName:
Contractor Name: <i>owner Built</i>		Address:		Phone:	
Past Use: <i>Vacant</i>		Proposed Use: <i>1-family</i>		COST OF WORK: \$ 115,000	PERMIT FEE: \$ 595.00
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>1-3</i> Type: <i>5</i>
				Signature:	Signature: <i>Hoffa</i>
Proposed Project Description: <i>Construct new Hip Roof Colonial House with attached garage.</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval:	
		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 type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: <i>UB</i>		Date Applied For: <i>June 21, 1999</i>			



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..

*****Call Pam or Michael for Pick Up

774-2832

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

June 21, 1999

SIGNATURE OF APPLICANT

ADDRESS:

DATE:

PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

CEO DISTRICT

2

COMMENTS

7/16/99 talked w/ Bulden - reviewed Conditions including Set back
Tread/risers / Decks / Balustrades etc. - Sched for field visit 7/20

8/20/99 Edmund Adams @ Greyotone come to office - concerns about
Permit from the lot to his - called J. Wendell to clarify - he will call back P

8/24/99 - ~~Foot~~ Footing Insp - told them to increase footings - walls off - submitted plan TM to P.S.H.

8/25/99 - Plan submitted & approved to P.S. Hoffses - drilling & increasing footing
size for areas not atleast 4" beyond wall - footing formed & rebar
in place per plan. T.M.

8/30/99 - For Backfill - discuss w/ Fabricator / Downproofing ok - ok to Backfill
Also discussed Elevators & drainage w/ Frank Happe - Jim Wendell aware & he
is monitoring for Compliance P

9-30-99 RT Plumbing - failed test - Notified owner - also noticed some
framing issues - left message for owner to meet on site.

12-16-99 Final Insp -> checked out stairs, egress, plumbing, etc. all OK, ISSUE COFO JP


Inspection Record

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

20 AUG 99

DEAR SIR

PER CONVERSATION W/
JIM WENDELL (DELOCA-HOFFMAN),

I WAS TOLD BY JIM THAT
THERE WOULD BE 3.5'-4.0'
OF FILL IN FRONT. THERE
IS NOW OVER 6.0' OF FILL.
I WAS TOLD THAT THERE WAS
TO BE A DRAINAGE SYSTEM
GOING FROM THE BACK OF
THE PROPERTY TO THE FRONT
OF LOT ~~3~~ NAPPIE. ~~AND~~ I SEE NOT-
HING ON THE PERMIT ABOUT
THESE MATTERS. 

780-1597

EDMUND J. A



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Nappi Michael & Reny Pamela

LOCATION 176 Pheasant Hill Dr

CBL 411 A02200101

Date of Issue 03/25/2002

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. 99-0708, 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

APPROVED OCCUPANCY

Use Group: R3
Type: 5B
BOCA: 1996

Limiting Conditions:
None

This certificate supersedes
certificate issued

Approved:

3/25/02
(Date)

J. Reed (a2)
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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 176 Pheasant Hill Dr Lot 22 411-A-022

Date of Issue December 17 1999

Issued to Michael Nappi

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. 990708, 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

Single family Dwelling

use group R3 type 5B boca 96

Limiting Conditions:

Temporary c of o will expire 6/15/00. Items on memo from Steve Bushey must be completed by that time

This certificate supersedes certificate issued

Approved:

12-17-99

(Date)

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.

#



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to *MICHAEL NAPPI*

LOCATION *176 PHEASANT HILL DR. Lot 22*
CBL 411-A-022 Date of Issue

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. *790708*, 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

Single Family Dwelling

APPROVED OCCUPANCY

USE GROUP R-3 Type 5-B
(BOCA 96)

Limiting Conditions:

TEMPORARY COFO WILL EXPIRE 6-15-00. ITEMS ON MEMO FROM STEVE BUSHEY MUST BE COMPLETED BY THAT TIME

This certificate supersedes certificate issued

Approved:

(Date)

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.



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

411-A-022

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Chris Earle, Construction Monitor
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

DATE: August 16, 2000

RE: Certificate of Occupancy – 176 Pheasant Hill Drive

On August 16, 2000, the site was reviewed for compliance with the conditions of approval.

It is our opinion that a **permanent certificate of occupancy could be issued**, assuming neither Code Enforcement nor Public Works has any outstanding issues.

MEMORANDUM

TO: Code Enforcement - Kathy
FROM: Steve Bushey, P.E., Acting Development Review Coordinator
DATE: December 16, 1999
RE: Request for Certificate of Occupancy
176 Pheasant Hill Drive - Michael Nappi Property

On December 15, 1999, the site was reviewed for compliance with the conditions of approval dated 6/30/99.

Due to seasonal timing, the landscaping has not been completed. This work will need to be completed in the spring.

It is my opinion that all of the conditions of the approval have generally been met and that a temporary certificate of occupancy could be issued, assuming the following conditions are met prior to the issuance of the Final Certificate of Occupancy:

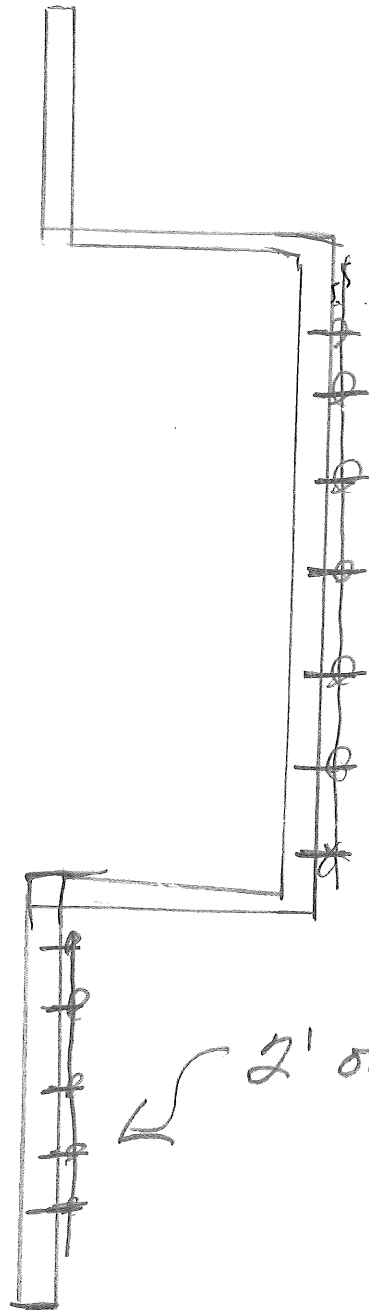
1. The yard area shall be maintained and stabilized over the winter with hay mulch. It currently has mulch on it, which shall be maintained.
2. The owner shall revise grading on the south side of the lot to direct runoff towards the street as has been discussed with the DRC.

Assuming no other issues from Code Enforcement, it is my recommendation a Temporary Certificate of Occupancy be issued.

Footing Fix Lot 29 Pleasant Hill Dr.

House

Garage



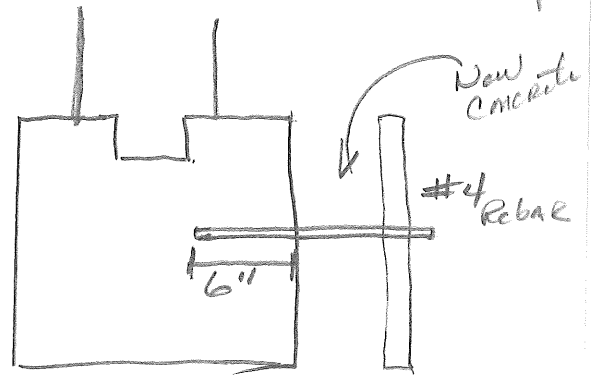
O.K.

Sam

24/Aug/99

2' on concrete

Cross Section Footing



Michael A. Napp

#4 Rebar drilled six inch into footing and #4 bar tie on top.

BUILDING PERMIT REPORT

DATE: 24 June 99 ADDRESS: lot #22 Pheasant Hill Drive CBL: 411-A-022

REASON FOR PERMIT: Single Family dwelling / attached garage

BUILDING OWNER: Nappi / Reny

PERMIT APPLICANT: _____ / Contractor owner

USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL


This permit is being issued with the understanding that the following conditions are met:

#31

Approved with the following conditions: *1 *2 *3 *4 *5 *8 *9 *11 *12 *13 *14 *15 *19 *26 *27 *28 *29 *30 *32 *33

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *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)
- *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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- *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. (Section 2305.17)
- *5. Waterproofing and damp proofing 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. This is done to verify that the proper setbacks are maintained.
- *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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- *9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *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. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- *12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- *14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- *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. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
- 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)
- X19. 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.
- X26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X27. 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.
- X28. All requirements must be met before a final Certificate of Occupancy is issued.
- X29. 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).
- X30. 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)
- X31. Please read and implement the attached Land Use Zoning report requirements. *See Attached*
- X32. 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.
- X33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X34. All masonry shall be done in accordance with chapter 21. of the Bldg. Code
- X35. The proposed steel beam shall be designed by a structural engineer - The A STATEMENT OF DESIGN by the engineer shall be submitted to this office.
- 36.

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

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

Applicant: Pamela Perry

Date: 6/25/99

Address: Pheasant Hill Drive (lot #22) C-B-L: 411-A-22

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5 PRUD

Interior or corner lot -

Proposed Use/Work - construct new single family dwelling w/ attached garage
Pool shall be 10' from all lines & include
principal structure

Sewage Disposal - City

Lot Street Frontage - ① minimum setbacks from external subdivision property
lines - 25' req - ~~no~~ exterior subdiv.
lines abutting

Rear Yard - ② Note: There is no minimum distance from other
Side Yard - dwelling unit required -

Projections - ③ recreation areas shall be located at least 25' from
Width of Lot - dwelling units over 25' away

Height -

Lot Area - 6,000[#] req - 30,240[#] shown

Lot Coverage/ Impervious Surface -

Area per Family - ~~6,000[#]~~ 3,000[#]

Off-street Parking - 2 req - 2 shown

Loading Bays -

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7 - Zone X

wetland shown anywhere on lot shall not be filled
in without specific approval

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: <i>lot 22 Pheasant Hill Drive (176 in CMAA)</i>			
Total Square Footage of Proposed Structure <i>3,000 S.F.</i>		Square Footage of Lot <i>28,612 S.F.</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>411</i> Block# <i>A</i> Lot# <i>022</i>		Owner: <i>Michael A. Nappi</i> <i>Pamela J. Beny</i>	Telephone#: <i>878-5383</i>
Lessee/Buyer's Name (If Applicable)		Owner's/Purchaser/Lessee Address: <i>10 Morning Street Portland Me.</i>	Cost Of Work: <i>\$115,000</i> Fee: <i>\$595.00</i>
Proposed Project Description:(Please be as specific as possible) <i>construct single family dwelling Hip Roof Colonial - w/attached garage</i>			
Contractor's Name, Address & Telephone <i>Michael A. Nappi 10 Morning St. Portland Me 04101</i>			Rec'd By: <i>UB</i>

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)

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:

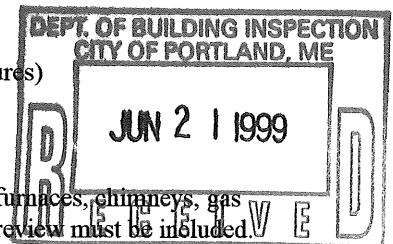
- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.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

*minor/minor \$300.00
595.00
895.00*

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: <i>Pamela Beny</i>	Date: <i>6-21-99</i>
--	----------------------

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.

WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

Know all Persons by these Presents,

That I, HUNG N. LUONG, also known as Joseph Luong

of Falmouth, County of Cumberland, State of Maine,

for consideration paid, grant to MICHAEL A. NAPPI AND
PAMELA J. RENY

of Falmouth, County of Cumberland, State of Maine,

whose mailing address is 10 Birkdale Road
Falmouth, ME 04105

with warranty covenants, as joint tenants the land in Portland, County of Cumberland,

State of Maine, described as follows: or on the attached: Exhibit A.

Being the same premises conveyed to the Grantor herein by virtue of a warranty deed from Anastos & Lohnes, Inc. dated May 27, 1998 and recorded in the Cumberland County Registry of Deeds in Book 13856, Page 77.

MAINE REAL ESTATE TAX PAID

Witness my hand and seal this 3rd day of the month of
March, 1999.

Signed, Sealed and Delivered

in presence of

HUNG N. LUONG

State of Maine, County of Cumberland ss. March 3, 1999.

Then personally appeared the above named HUNG N. LUONG

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Attorney at Law

Notary Public

Donnelly S. Douglas

Printed Name

EXHIBIT A

A certain lot or parcel of land, situated in the City of Portland, County of Cumberland, and State of Maine and being Lot 22 as shown upon a plan entitled "Pheasant Hill", Portland, Maine made for Anastos & Lohnes, Inc. by Reginald S. Parker dated January 31, 1995, as revised through April 7, 1995 and recorded in the Cumberland County Registry of Deeds in Plan Book 195, Page 120, containing approximately 30,240 square feet.

This conveyance is subject to: (1) Pheasant Hill Declaration of Easements, Restrictions, and Covenants dated May 24, 1995 and recorded in the Cumberland County Registry of Deeds in Book 11932, Page 54, as amended by document recorded in said Registry of Deeds in Book 11972, Page 317; (2) terms, agreements, covenants, restrictions and conditions set forth in deeds recorded in the Cumberland County Registry of Deeds in Book 11614, Page 124, Book 11614, Page 128, Book 11614, Page 110, and Book 11614, Page 119; (3) deed to City of Portland recorded in said Registry of Deeds in Book 11932, Page 52; (4) Drainage Maintenance Agreement dated May 24, 1995 and recorded in the Cumberland County Registry of Deeds in Book 11932, Page 48; (5) Emergency Access Road Maintenance Agreement dated May 24, 1995 and recorded in said Registry of Deeds in Book 11932, Page 50; (6) notes, easements, conditions, restrictions, covenants and exceptions shown on said plan recorded in the Cumberland County Registry of Deeds in Plan Book 195, Page 120; and (7) restrictions set forth in deed recorded in the Cumberland County Registry of Deeds in Book 1346, Page 475.

Together with the benefit of all rights and easements, in common with others, benefitting said Lot including those described in deeds to the Grantor recorded in said Registry of Deeds in Book 11614, Page 110 and Book 11614, Page 119 and a right of way or easement, in common with others, for vehicular and pedestrian access and egress and utilities over and under all roads within the subdivision shown on said Plan. Also subject to an easement to Central Maine Power Company and New England Telephone and Telegraph Company recorded in the Cumberland County Registry of Deeds in Book 11966, Page 329 and to a Development Contract with Central Maine Power Company recorded in said Registry of Deeds in Book 12247, Page 136, and to other utility easements of record.

The Grantor herein excepts and reserves the fee interest in the roads and shown on said Plan of Pheasant Hill.

RECEIVED
RECORDED REGISTRY OF DEEDS

1999 MAR -3 PM 3: 24

CUMBERLAND COUNTY

John B O'Brien

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

19990081

I. D. Number

Michael Nappi/Pamela Reny

Applicant

10 Morning St, Portland, ME 04101

Applicant's Mailing Address

6/21/99

Application Date

Pheasant Hill Dr Lot 22

Project Name/Description

Consultant/Agent

878-5383

Applicant or Agent Daytime Telephone, Fax

176 Pheasant Hill Dr

Address of Proposed Site

411-A-022

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) w/ deck, garage, pool

3000

28612

R-5 PRUD

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review \$300.00 Date: 6/21/99

DRC Approval Status:

Reviewer Jim Wendel

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

Approval Date 6/30/99 Approval Expiration 6/30/00 Extension to _____ Additional Sheets Attached

Condition Compliance Jim Wendel 6/30/99
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 | | | |

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

19990081
I. D. Number

Michael Nappi/Pamela Reny
Applicant
10 Morning St, Portland, ME 04101
Applicant's Mailing Address

6/21/99
Application Date
Pheasant Hill Dr Lot 22
Project Name/Description

Consultant/Agent
878-5383
Applicant or Agent Daytime Telephone, Fax

176 Pheasant Hill Dr
Address of Proposed Site
411-A-022
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 176 Pheasant Hill Drive, 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 ay 874-8300, ext. 8828.

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. A crushed stone construction entrance shall be placed in the driveway.

The side yard (easterly) grading, shall direct all rear and side drainage towards the roadside ditch. Drainage shall not cross the side property line until it reaches the transformer pad installation. The westerly side line grading shall not pond water up gradient of the driveway.

The applicant is reminded of the requirement to protect all the trees within landscaping easement.

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. Separate permits shall be required for future decks, sheds, and/or garage.

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

19990081
I. D. Number

Michael Nappi/Pamela Reny

Applicant

10 Morning St, Portland, ME 04101

Applicant's Mailing Address

6/21/99

Application Date

Pheasant Hill Dr Lot 22

Project Name/Description

Consultant/Agent

878-5383

Applicant or Agent Daytime Telephone, Fax

Pheasant Hill Dr

Address of Proposed Site

411-A-022

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) w/ deck, garage, pool

3000

28612

R-5 PRUD

Proposed Building square Feet or # of Units

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: 6/21/99

Inspections Approval Status:

Reviewer Marge Schmuckal

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

Approval Date 6/26/99 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**

19990081

I. D. Number

Michael Nappi/Pamela Reny

Applicant

10 Morning St, Portland, ME 04101

Applicant's Mailing Address

Consultant/Agent

878-5383

Applicant or Agent Daytime Telephone, Fax

6/21/99

Application Date

Pheasant Hill Dr Lot 22

Project Name/Description

Pheasant Hill Dr

Address of Proposed Site

411-A-022

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

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. Separate permits shall be required for future decks, sheds, and/or garage.

Fire Conditions of Approval

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

19990081

I. D. Number

Michael Nappi/Pamela Reny

Applicant

10 Morning St, Portland, ME 04101

Applicant's Mailing Address

6/21/99

Application Date

Pheasant Hill Dr Lot 22

Project Name/Description

Consultant/Agent

878-5383

Applicant or Agent Daytime Telephone, Fax

Pheasant Hill Dr

Address of Proposed Site

411-A-022

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) _____

3000 _____ **28612**

Proposed Building square Feet or # of Units

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: **6/21/99**

Inspections 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 | _____ | _____ | _____ |
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| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |

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

Valuation: \$115,000.00 Plan Review # 1
 Fee: \$595.00 Date: 24 June 99

Building Location: Lot #22 Pheasant Hill Dr. CBL: 411-A-022

Building Description: Single family dwelling / attached garage.

Reviewed by: S. Hoffner

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 shall be completed before a Certificate of occupancy can or will be issued-	111.0
2.	Foundation drain	1813.5.2
3.	Foundation anchor	2305.1.7
4.	Waterproofing & dampproofing	1813.0
5.	Private garage	407.0
6.	Chimneys & Vents	BOCA Mech/93 NFPA 211 Chapter 12
7.	Guardrails & Handrails	1021.0 1022.0
8.	Habitable space	1204.0
9.	STAIR CONSTRUCTION	1014.0
10.	STAIRWAY HEADROOM	1014.4
11.	Sleeping room egress	1018.6
12.	Smoke detectors	920.3.2

Correction List		
NO:	Description	Code Section
13.	Crawl spaces & attics (Ventilation)	1210.0
14	Fastening Schedule	Table 2305.2
15	Ventilation BOCA mech / 1993	Chapter M-15
16	Boring, Cutting & Notching 2305.4.4, 2305.5.5	2305.5.3
17	Glass & Glazing	Chapter 24
18.	Masonry	Chapter 21.
19		

Foundations (Chapter 18)

Wood Foundation (1808)

N/A Design
N/A Installation

Footings (1807.0)

X Depth below (outside) grade 4' minimum;
but below frost line except for insulated footings.
N/A 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
SR 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
X Girder 4" bearing 2305

Floors (contd.)

- ~~SR~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~SR~~ Bridging (2305.16)
- ~~SR~~ Boring and notching (2305.5.1)
- ~~SR~~ Cutting and notching (2305.3)
- ~~SR~~ 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
- ~~SR~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SR~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~SR~~ 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
- ~~SR~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~SR~~ Veneers (1405)
- ~~X~~ 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)

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

**Chimneys and Fireplaces
BOCA Mechanical/1993**

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

**Mechanical
1993 BOCA Mechanical Code**

~~SA~~

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>46 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)

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

Private Garages (Chapter 4)

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

Egress (Chapter 10)

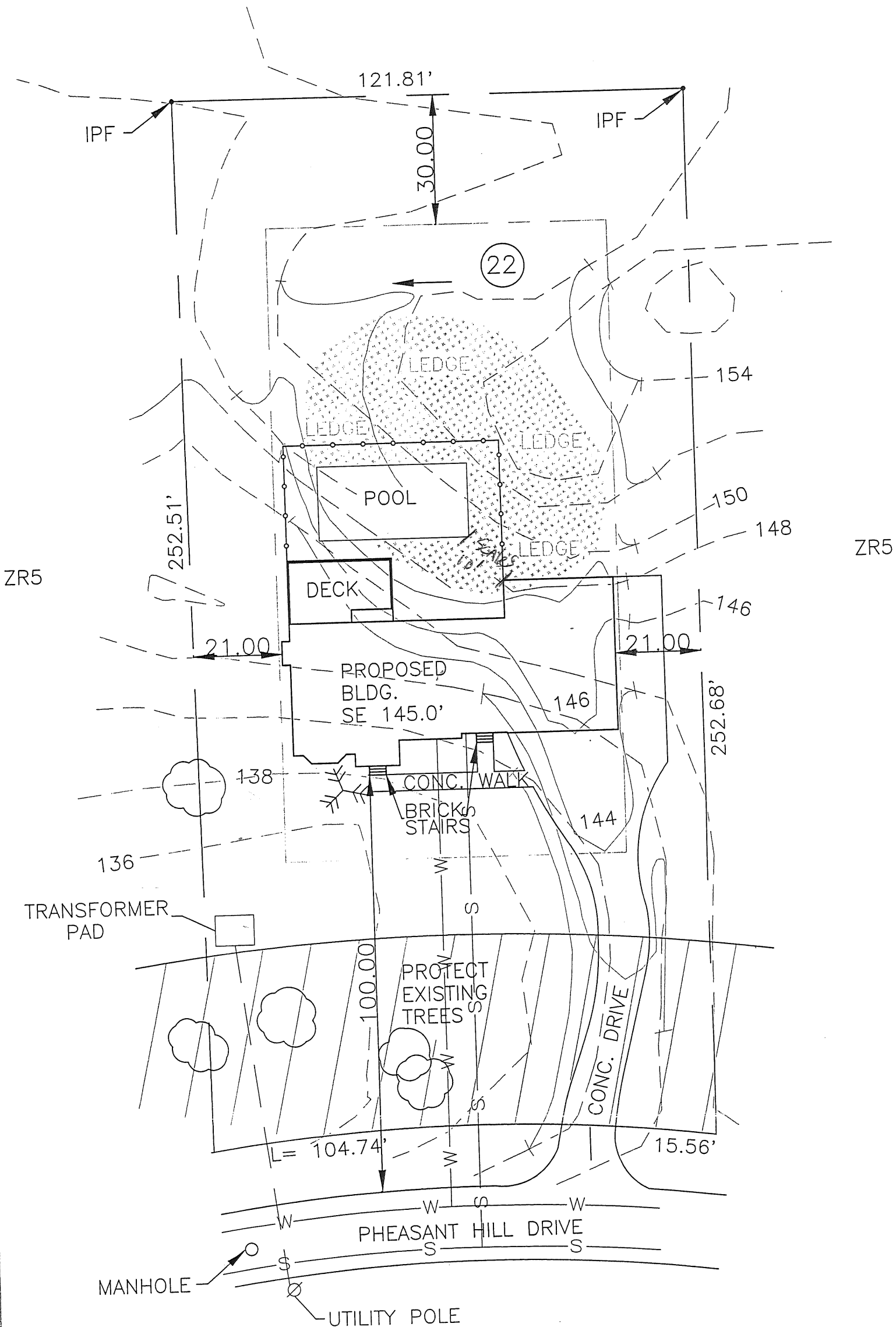
- ~~X~~ One exit from dwelling unit (1010.2)
- ~~SR~~ Sleeping room window (1010.4)
- ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~X~~ Landings (1014.3.2) stairway
- ~~NR~~ Ramp slope (1016.0)
- ~~SR~~ Stairways (1014.3) 36" W
- ~~SR~~ Treads (1014.6) 10" min.
- ~~SR~~ Riser (1014.6) 7 3/4" max.
- ~~SR~~ Solid riser (1014.6.1)
- ~~NO~~ 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.
- _____
- _____
- _____

Smoke Detectors (920.3.2)

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

Dwelling Unit Separation
Table 602

NA



LEGEND

UTILITY POLE



MANHOLE



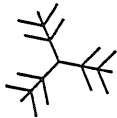
LEDGE



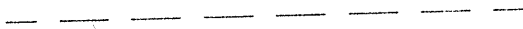
HARD WOOD



SOFT WOOD



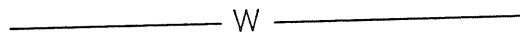
EXISTING CONTOUR



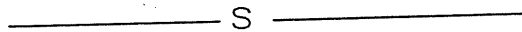
PROPOSED CONTOUR



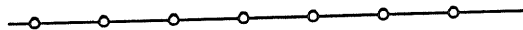
WATER LINE



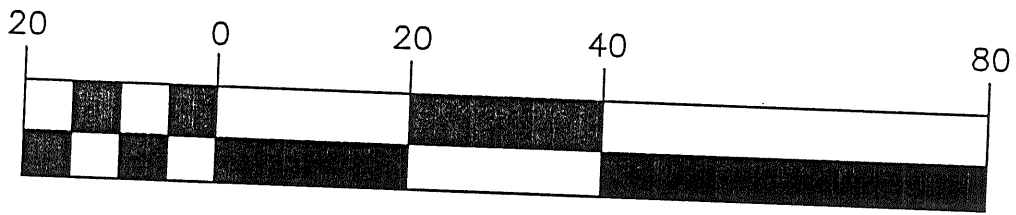
SEWER LINE



FENCE



GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.