

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that Risbara Brothers Construction

Located At 20 BALLPARK DR

Job ID: 2012-05-3891-SF

CBL: 371- A-031-001

has permission to build a new Two Story Single Family Residence with an Attached Garage.
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

05/18/2012

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Footings/ Setbacks
 2. Foundation wall prior to backfill
 3. Close-In: Electrical, Plumbing, Framing
 4. Insulation prior to Close-In
 5. Final Inspection/ Certificate of Occupancy

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-05-3891-SF

Located At: 20 BALLPARK DR

CBL: 371- A-031-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted including the revised site plan received 5/15/12. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Fire

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
- 6. Sprinkler requirements**
7. The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.
8. All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.
9. Application requires State Fire Marshal approval.
10. Install an NFPA 13D automatic sprinkler system.

DRC

1. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
2. The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
3. A street opening permit(s) may be required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
4. 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.
5. The Development Review Coordinator (874-8632) 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.
6. Two (2) City of Portland approved species and size trees must be planted or preserved on your street frontage prior to issuance of a Certificate of Occupancy.
 7. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
 8. Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
 9. Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator 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. All Erosion and Sedimentation control measures must be inspected and maintained daily.
 10. 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 this lot shall be followed.
 11. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on via email.
3. R310.1 The basement emergency escape must open directly into a public way, or to a yard or court that opens to a public way (not the garage).
4. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
5. A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
6. Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.

- 7. R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers
- 8.

**TABLE R302.8
DWELLING/GARAGE SEPARATION**

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2 inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2 inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

permit # 2012-05-3891

Location/Address of Site: * 20 BAYPARK DRIVE PORTLAND MAINE		
Total Square Footage of Proposed Structure/Area:	Area of lot (total square feet): 45.893	Number of Stories: two
Tax Assessor's Chart, Block & Lot(s) Chart# Block # Lot# 371 A 31-01	Fees Paid: (for Office Use Only) Site Plan _____ Building Permit _____ Inspection _____	Cost of Work: 2700 Work: \$ 3770.60 C of O Fee \$ _____
Current Legal Use: Number of residential Units	If vacant, previous use?	Is property part of a subdivision? If yes, please name: BAYPARK DRIVE SUBDIVISION
Proposed Use and Project Description: SINGLE FAMILY HOME.		
Applicant - must be owner, Lessee or Buyer Name: Richard & Lorraine Holden Business Name, if applicable: Address: 14 TARBEN AVE. City/State: PORTLAND, ME Zip Code: 04103		Applicant Contact Information Work # RECEIVED Home# Cell # e-mail: DEPT. OF BUILDING INSPECTIONS CITY OF PORTLAND MAINE MAY 01 2012
Owner - (if different from Applicant) Name: Address: City/State: Zip Code:		Owner Contact Information Work # Home# Cell # e-mail:
Agent/ Contractor Name: Rishkwa Panch. Lovet to INC Address: P.O. BOX 405 City/State: SCARB. ME. Zip Code: 04070-0405		Agent/Contractor Contact Information Work # 207-883-5528 Ext. 1108 Home# Cell # 207-776-0398 e-mail: tim@rishkwa.com
Billing Information Name: (SAME AS ABOVE) Address: City/State: Zip Code: Phone Number:		Contact when Building Permit is Ready: Name: Tim Harvin Address: City/State: Zip Code: Phone Number: 207-776-0398

Applicant:

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-05-3891-SF	Date Applied: 5/1/2012	CBL: 371- A-031-001	
Location of Construction: 20 BALLPARK DR	Owner Name: RISBARA BROS. CONSTRUCTION	Owner Address: PO Box 485 SCARBOROUGH, ME 04070	Phone:
Business Name:	Contractor Name: Risbara Brothers Construction	Contractor Address: PO Box 485 Scarborough ME 04070	Phone: (207) 885-5528
Lessee/Buyer's Name: Richard & Carmela Holden	Phone:	Permit Type: BLDG - Building	Zone: R-2
Past Use: Vacant land	Proposed Use: Build new two story single family home – 34' x 38' with one story attached garage – 34' x 36'	Cost of Work: 377000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <i>w/conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <i>RS</i> Type: <i>SB</i> <i>IRC, 2009</i> (MUBFC) Signature: <i>[Signature]</i>
Proposed Project Description: New Single Family; 3 bed, 2.5 bath 2 floor; at gar		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

<ol style="list-style-type: none"> 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 informatin may invalidate a building permit and stop all work. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetlands <i>N/A</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>panel 2 - zone X</i> <input checked="" type="checkbox"/> Site Plan <i>Level I Minor residential</i> <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/conditions 5/01/12 ABN</i>	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 checked="" type="checkbox"/> Not in Dist or Landmark <input 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: <i>ABN</i>
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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 APPLICANTADDRESSDATEPHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLEDATEPHONE

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1))	8" x 16" w/ 2-#4 Bars 8" Thick wall 4" Slab	Okay
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Tar, Pipe & Filter Fab.	Okay
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	5/8" x 12" Long 3'-0" @ Corners	Okay
Lally Column Type (Section R407)	3 1/2" DIA in (24 x 24") Footings	Okay
Girder & Header Spans (Table R 502.5(2))		
Built-Up Wood Center Girder Dimension/Type	(3) 2x12" 5'-6" Max	
Sill/Band Joist Type & Dimensions	2x6" PT w/ Hooked A307	Okay
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12" e 16" O.C. Max span 17'-0"	Okay e30
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12" e 16" O.C.	Okay e30
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Trusses	① Specs Needed

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 Trusses @ 24" O.C. w/ clips.	2 Specs needed
Sheathing; Floor, Wall and Roof (Table R503.2.1.1(1))	Floor: 3/4 Wall: 7/16 Roof: 5/8	Okay
Fastener Schedule (Table R602.3(1) & (2))	"Per Code"	Okay
Private Garage (Section R309) Living Space ? (Above or beside)	N/A	*Table on Conditions
Fire separation (Section R309.2)	"1 Hr. Wall" 5/8" Gypsum	Okay
Opening Protection (Section R309.1)	"3068 Fire Rated Door"	Okay
Emergency Escape and Rescue Openings (Section R310)	"3068 Egress windows"	
Roof Covering (Chapter 9)	40 yr. Asphalt	Okay
Safety Glazing (Section R308)	Temp. Master & Bath tub	Okay
Attic Access (Section R807)		5 22 x 30 Reg.
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	"Sec A1"	Okay
Energy Efficiency IECC, 2009 R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration Ventilation of Space per ASRAE 62.2, 2007	Walls: 21 windows: 0.35 Ceiling: 49 Foundation: ? Floor: 21	

Type of Heating System		
Means of Egress (Sec R311 & R312)		
Basement		
Number of Stairways	5	
Interior	3	
Exterior	2	
Treads and Risers (Section R311.5.3)	7" x 10" : 7 1/2" x 10"	
Width (Section R311.5.1)	3'-3"	
Headroom (Section R311.5.2)	7'-0" & 6'-8"	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	34"	
Carbon Monoxide Alarms (R315) Smoke Alarms (Section R313) Location and Interconnected	"See A1" CO & smoke stove	okay
Dwelling Unit Separation (Section R302.3)	N/A	
Deck Construction (Section R502.2.1)	2x8 & 2x12 @ 16" O.C. (PT) (3) 2x12 Beams "A0" (3) 2x8 Beams 5-6' Max (9) 2x12 Beams 5-6" Max	

Jonathan Rioux - RE: 20 Ballpark Dr.

From: Tim Halpin <Tim@risbara.com>
To: Jonathan Rioux <JRIOUX@portlandmaine.gov>
Date: 5/18/2012 11:55 AM
Subject: RE: 20 Ballpark Dr.

From: Jonathan Rioux [mailto:JRIOUX@portlandmaine.gov]
Sent: Friday, May 18, 2012 10:01 AM
To: Tim Halpin
Subject: 20 Ballpark Dr.

Tim,

Can you provide a response to the bulleted items below?

- R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location .I believe it is shown on the plan in the large walk in master closet.
- Ventilation of this space is required per ASRAE 62.2 , 2007 edition. It should meet, it has continuous ridge vent and eaves
- Insulation shall comply with the IECC, 2009 (Maine State Energy Codes). It meets all new energy code insulation

With the truss specification does the attic meet the criteria below? Space is unfinished and only accessible from the scuttle.

Habitable Attics: A finished or unfinished area, not considered a *story*, complying with all of the following requirements:

1. The occupiable floor area is at least 70 square feet, in accordance with Section R304,
2. The occupiable floor area has a ceiling height in accordance with Section R305, and
3. The occupiable space is enclosed by the roof assembly above, knee walls (if applicable) on the sides and the floor-ceiling assembly below.

- The basement egress must open directly into a public way, or to a yard or court that opens to a public way (not the garage) This is not finished space therefore doesn't need to meet egress.

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

BUILDING PERMIT INSPECTION PROCEDURES

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or email: buildinginspections@portlandmaine.gov

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 4. Insulation prior to Close-In
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Lannie Dobson - 86 Ballpark Drive, Delahanty Single Family - Building Permit Issuance

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 5/16/2012 1:05 PM
Subject: 86 Ballpark Drive, Delahanty Single Family - Building Permit Issuance

Hi all, this project, site plan #2012-04-3809-SF, the Delahanty single family home proposed for construction at 86 Ballpark Drive, meets minimum DRC site plan requirements for the issuance of the Building Permit. Please see 1S for sign off.

Feel free to contact me with any questions. Thanks.

Phil

DEVELOPMENT REVIEW FEES:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

<p>Level I Minor Residential Site Plan</p> <p>___ Application Fee (\$300.00 flat fee) \$ 300.⁰⁰</p> <p>___ Inspection Fee (\$100.00 flat fee) \$ 100.⁰⁰ (for an inspection conducted by the Planning Division)</p> <p style="text-align: right;">c/o \$ 75.⁰⁰</p> <p>The City invoices separately for the following:</p> <ul style="list-style-type: none"> • Notices (\$.75 each) \$ 30.⁰⁰ <p style="text-align: right;">\$ 3760.⁰⁰</p>	<p>Fees Paid (office use)</p> <p>___</p> <p>___</p>	<p>3 BEDROOM</p> <p>2 1/2 BATH</p> <p>1ST FLOOR LIVING: 1313 sq'</p> <p>2ND FLOOR LIVING: 1306 sq'</p> <p>Garage: 1224 sq'</p> <p>FRONT PORCH: 228 sq'</p> <p>REAR DECK: 384 sq'</p>
<p>Performance Guarantee</p>	<p>Exempt except for those projects that complete construction in the winter and the site work is incomplete.</p>	
<p>Building Permit Fee</p> <p style="text-align: right;">\$ 4,265.⁰⁰</p>	<p>\$30 for the first \$1,000 construction cost, \$10 per additional \$1,000 cost.</p>	

Application Check List:

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Inspections Division to start the review process.

Refer to the application checklist for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.

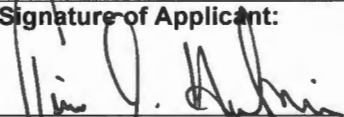
Property Taxes:

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 a permit of any kind is accepted.

Separate Permits:

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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 Planning Authority and Code Enforcement'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.

<p>Signature of Applicant:</p> 	<p>Date:</p> <p style="text-align: center;">4/9/12</p>
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TRUSTEES' DEED

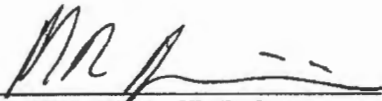
THIS INDENTURE WITNESSETH, that **MICHAEL R. JIMINO** and **MARY ANN JIMINO**, Trustees, or their successors in trust, under the **MICHAEL R. JIMINO REVOCABLE LIVING TRUST**, dated **September 7, 2004**, and any amendments thereto, AND **MICHAEL R. JIMINO** and **MARY ANN JIMINO**, Trustees, or their successors in trust, under the **MARY ANN JIMINO REVOCABLE LIVING TRUST**, dated **September 7, 2004**, and any amendments thereto ("Grantors") of Cumberland County, in the State of Maine, by virtue of their authority thereunder, for valuable consideration, the receipt of which consideration is hereby acknowledged, do hereby release unto **RISBARA BROS. CONSTRUCTION** ("Grantee") of Cumberland County, Maine, the certain real estate in Portland, in Cumberland County, in the State of Maine:


See Exhibit A attached hereto and made a part hereof.

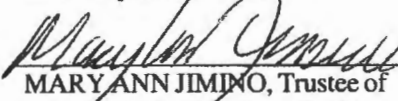
This conveyance is subject to all restrictions, easements and encumbrances of record.


IN WITNESS WHEREOF, Grantors have caused this Deed to be executed this 20th day of April, 2012.

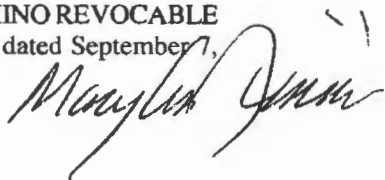
MAINE REAL ESTATE TAX PAID

Grantor: 
MICHAEL R. JIMINO, Trustee of the MICHAEL R. JIMINO REVOCABLE LIVING TRUST dated September 7, 2004

Grantor: 
MICHAEL R. JIMINO, Trustee of the MARY ANN JIMINO REVOCABLE LIVING TRUST dated September 7, 2004

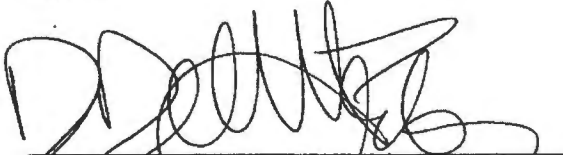
Grantor: 
MARY ANN JIMINO, Trustee of the MICHAEL R. JIMINO REVOCABLE LIVING TRUST dated September 7, 2004

Grantor: 
MARY ANN JIMINO, Trustee of the MARY ANN JIMINO REVOCABLE LIVING TRUST dated September 7, 2004



STATE OF MAINE)
) SS:
COUNTY OF CUMBERLAND)

Then personally appeared the above-named **MICHAEL R. JIMINO** and **MARY ANN JIMINO**, who acknowledged execution of the foregoing Trustees' Deed to be their free act and deed in their said capacities.



Notary Public/Attorney at Law

Printed Name:

My Commission Expires:

Doreen Duval-Flaherty
Notary Public, Maine
My Commission Expires
December 18, 2014

SEAL

EXHIBIT A

A certain lot or parcel of land situated in the City of Portland, County of Cumberland and State of Maine, more particularly described as follows;

Lot 1 shown on a plan entitled "Plan of Division of Land, The Haverly Estate Property, Ballpark Drive Subdivision" by URS Corporation, Portland, Maine, dated November 22, 2004, recorded in the Cumberland County Registry of Deeds in Plan Book 204, Page 855 (the "Plan"), and on a related plan recorded with the Plan entitled "Residential Lot Subdivision Plat Ballpark Drive Subdivision" dated November 22, 2004, and recorded in said Registry of Deeds in Plan Book 204, Page 856 (the "Subdivision Plan") (the Plan and the Subdivision Plan being hereinafter collectively referred to as the "Project Plans").

Excepting and reserving to the Grantor the fee interest in Ballpark Drive shown on the Project Plans, which the Grantor intends to convey to the City of Portland as a public street following the City's acceptance thereof, but hereby conveying an easement in common with the Grantor, its successors and assigns, and other owners of lots in Ballpark Drive Subdivision, to use Ballpark Drive shown on the Project Plans for vehicular and pedestrian access to and from the above-described premises and for the installation, maintenance, repair and replacement of utilities over, under and through Ballpark Drive to serve the above-described premises including, but not limited to, power lines, sewer and water lines, telephone and other communication lines, and cable television lines. The Grantees, their heirs and assigns, shall repair Ballpark Drive as nearly as practical following any activity therein pursuant to the exercise of said easement, which obligation shall be enforceable by all parties having rights in and to the use of Ballpark Drive. Following the acceptance of Ballpark Drive as a public street, the use thereof by the Grantees, their heirs and assigns, shall be further subject to all applicable municipal ordinances and regulations with respect thereto.

The above-described premises are conveyed subject to the following to the extent they affect the premises or other interests relating thereto and referred to herein:

1. Rights and easements acquired by the City of Portland by virtue of a Taking dated June 3, 1963 and recorded in said Registry of Deeds in Book 2764, Page 362;
2. Rights and easements excepted and reserved in a deed from Mary Margaret I. Haverly to the Grantor dated December 8, 2004 and recorded in said Registry of Deeds in Book 22100, Page 73;
3. General Notes, Setbacks, 75' Stream Buffer, Easements and other matters set forth, shown on, or referred to on the Project Plans, particular reference being made to the restrictions and limitations set forth or referred to on said Project Plans regarding activities within the 75' Stream Buffer along the southern edge of the intermittent brook running through Lots 1 through 9;
4. Easement Deed for drainage and culvert easements from the Grantor to the City of

Portland dated January 13, 2005 and recorded in said Registry of Deeds in Book 22268, Page 53;

5. Easement Deed for sewer line easement from the Grantor to the City of Portland dated January 13, 2005 and recorded in said Registry of Deeds in Book 22268, Page 57;
6. Declaration of Covenants and Restrictions by the Grantor regarding Lots 1 through 16 in Ballpark Drive Subdivision dated January 27, 2005 and recorded in said Registry of Deeds in Book 22278, Page 204, as amended; and
7. Trail Easement over Lot 18 in Ballpark Drive Subdivision from the Grantor to Portland Trails dated January 24, 2005 and recorded in said Registry of Deeds in Book 22284, Page 63.

The above-described premises are further conveyed together with the benefit of a Declaration of Covenants and Restrictions by the Grantor regarding Lot 18 in Ballpark Drive Subdivision dated January 13, 2005 and recorded in said Registry of Deeds in Book 22268, Page 59.

For title of Grantors reference is hereby made to a deed given by Ballpark Drive Development, LLC, dated March 2, 2005 and recorded in the Cumberland County Registry of Deeds in Book 22380, Page 179.

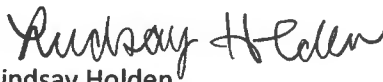
Received
Recorded Register of Deeds
Apr 26, 2012 03:41:49P
Cumberland County
Pamela E. Lovley

Atlantic Coast Lending

April 2, 2012

To Whom It May Concern:

The mortgage for 20 Ballpark Lane in Portland, Maine has been conditionally approved by Franklin American Mortgage Company. Final approval will be issued once the home is complete, the final inspection takes place and the certificate of occupancy has been issued.



Lindsay Holden
Atlantic Coast Lending
Owner/Broker

phone 207. 854. 2007
fax 207. 591. 4583

90 Bridge St., Suite 230
Westbrook, ME 04092

Tim Halpin

From: Tim Halpin
Sent: Monday, April 23, 2012 1:35 PM
To: 'Mark Radziszewski'
Subject: RE: Rick Holden
Attachments: 03-120423-0001.pdf

Hi Mark,

This is the plot plan for the project, it should have the info you are looking for. The lot is the first one on the left as you enter from Washington Ave ext.

Thank you
Tim Halpin

From: Mark Radziszewski [mailto:markrad@maine.rr.com]
Sent: Monday, April 23, 2012 1:29 PM
To: Tim Halpin
Subject: Re: Rick Holden

On 4/23/2012 1:25 PM, Tim Halpin wrote:
Hi Mark,

Just looking for an update on the Holden project. We last spoke you were thinking a design would be into the City of Portland Friday 4-20-12.

Thank you
Tim Halpin

we are finishing up design today, which side of the street is the house on and how far off the street is the house. This info is needed for the hydraulics.

--

Mark Radziszewski
Freedom Fire Protection, Inc.
209 Quaker Ridge Road
Casco, Maine 04015
Office 207-627-4109
Cell 207-318-9992
Fax 207-627-7340
email markrad@maine.rr.com

Bill Wake
c: 671-8639

DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM

(For use with DEP Regulation, Chapter 305)

PLEASE TYPE OR PRINT IN BLACK INK ONLY

Name of Applicant: (owner) Richard Holden		Name of Agent: Risbana Bros. Const Co Inc.	
Applicant Mailing Address: 14 TARDEN AVE		Agent Phone # (include area code): 207 776-0388	
Town/City: PORTLAND, ME. 04103		PROJECT Information Name of Town/City: PORTLAND: BALL PARK DRIVE	
State and Zip code:		Name of Wetland or Waterbody:	
Daytime Phone # (include area code):		Map #: 371	Lot #: A 31-01
Detailed Directions to Site: OUTER WASHINGTON AVE EXTENSION, TURN ONTO BALL PARK DRIVE, FIRST LOT ON THE LEFT AS YOU DRIVE INTO THE PROJECT.			
Description of Project: BUILD A SINGLE FAMILY HOME - RUN UTILITIES		UTM Northing: (if known)	UTM Easting: (if known)
Part of a larger project? (check one) →	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	After the Fact? (check one) →	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Check one → This project <input type="checkbox"/> does (or) <input checked="" type="checkbox"/> does not involve work below mean low water (average low water).			

PERMIT BY RULE (PBR) SECTIONS: (Check at least one)

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, **have read** and will comply with all of the standards in the Sections checked below.

- | | | |
|---|---|---|
| <input type="checkbox"/> Sec. (2) Act. Adj. to Protected Natural Res. | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (11) State Transportation Facil. | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (19) Activities in/on/over significant vernal pool habitat |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | <input type="checkbox"/> Sec. (20) Activities in existing dev. areas located in/on/over high or moderate value inland waterfowl & wading bird habitat or shorebird nesting, feeding & staging areas |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (14) REPEALED | |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (15) Public Boat Ramps | |
| <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects | |
| <input checked="" type="checkbox"/> Sec. (9) Utility Crossing | | |

I have attached the following required submittals. **NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:**

- Attach** a check for \$65 made payable to: "Treasurer, State of Maine".
- Attach** a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach Proof of Legal Name.** If applicant is not an individual or municipality, provide a copy of Secretary of State's registration information (available at <http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x>)
- Attach photos of the proposed site where activity will take place as outlined in PBR Sections checked above.**
- Attach** all other required submissions as outlined in the PBR Sections checked above.

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant: 	Date: 4/27/12
---	-------------------------

Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the **appropriate regional office listed below.** The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. **Work carried out in violation of any standard is subject to enforcement action.**

AUGUSTA DEP
 17 STATE HOUSE STATION
 AUGUSTA, ME 04333-0017
 (207)287-3901

PORTLAND DEP
 312 CANCO ROAD
 PORTLAND, ME 04103
 (207)822-6300

BANGOR DEP
 106 HOGAN ROAD
 BANGOR, ME 04401
 (207)941-4570

PRESQUE ISLE DEP
 1235 CENTRAL DRIVE
 PRESQUE ISLE, ME 04769
 (207)764-0477

OFFICE USE ONLY	Ck.#	Date	Staff	Staff	After Photos
PBR #	FP		Acc. Date	Def. Date	



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , Check Number: 22799
Tender Amount: 4265.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 5/1/2012
Receipt Number: 43423

Receipt Details:

Reference ID:	6334	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-05-3891-SF - New Single Family; 3 bed, 2.5 bath 2 floor; at gar			
Additional Comments: 20 Ballpark			

Reference ID:	6335	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	3790.00	Charge Amount:	3790.00
Job ID: Job ID: 2012-05-3891-SF - New Single Family; 3 bed, 2.5 bath 2 floor; at gar			

Additional Comments:

Referance ID:	6336	Fee Type:	BP-MSFSR
Receipt Number:	0	Payment Date:	
Transaction Amount:	300.00	Charge Amount:	300.00
Job ID: Job ID: 2012-05-3891-SF - New Single Family; 3 bed, 2.5 bath 2 floor; at gar			
Additional Comments:			

Referance ID:	6337	Fee Type:	BP-INSP
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Job ID: 2012-05-3891-SF - New Single Family; 3 bed, 2.5 bath 2 floor; at gar			
Additional Comments:			

Thank You for your Payment!



12005

May 14, 2012

Philip DiPierro, Development Review Coordinator/Site Inspector
Planning and Urban Development Department
Planning Division, 4th Floor
Portland City Hall
389 Congress Street
Portland, ME 04101

RECEIVED

MAY 15 2012

Dept. of Building Inspections
City of Portland Maine

RECEIVED

MAY 15 2012

City of Portland
Planning Division

Holden Single Family Home

City Project ID # 2012-05-3891 SF

20 Ballpark Drive (Portland Assessor's Map 371 Block A Lot 31)

Response to Comments

Level 1-Minor Residential Site Plan Review

Dear Phil,

We would like to thank you and Jeff Tarling for meeting with Rocco Risbara III, Tim Halpin, and David and me earlier today at the project site to discuss your May 11, 2012 review comments regarding the Holden residence at 20 Ballpark Drive. We have prepared this response letter and updated plan to address your comments, as well as the items discussed during our site visit.

As was discussed in the field with you and Jeff Tarling, after the meeting concluded we flagged the 75' stream buffer limits on the site and also reflagged the easterly edge of the wetlands that were shown on the original subdivision plan.

Response to May 11, 2012 Staff Comments:

For ease of review, we have reiterated the staff comments below in *italics*, along with our responses.

Survey Requirements:

- 1. Please submit a revised survey/site plan that includes the following information:*

- *Property corners and stream buffer pins. Where no property markers exist, the City of Portland requires that the property markers be installed on site prior to the issuance of a building permit. Please confirm and identify at the site, the locations of the installed stream buffer pins, and the limits of wetland boundaries that are depicted on the survey/site plan.*

As discussed in the field, and as noted above, the property markers have been located and flagged in the field. In addition, the stream buffer pins shown on the subdivision plan were previously installed and have been flagged in the field. As noted above, we have shown additional flagging along the 75' stream buffer limits and have also reflagged the wetland boundaries shown on the subdivision plan, along the limits of work.

- *Please add the total land area of the site to the survey/site plan.*

This information has been added to the enclosed updated plan.

Site Plan Requirements:

1. Please submit a revised site plan that includes the following information:

- *The original subdivision approval requires the applicant to consult with the City Arborist to develop a tree save plan as part of the Level 1 site plan submission. In addition, Sec. 14-526(b) of the Site Plan Ordinance requires the submission of a tree save plan as well. Please submit a tree save plan that meets the requirements of both the original subdivision approval, and the Site Plan Ordinance.*

This consultation occurred as part of our on-site meeting with you and Jeff Tarling earlier today. As part of the tree save plan, there are two mature Ash trees located on the edge of the side yard setback (along the easterly property line) that have been flagged to be saved. A third mature tree in the vicinity of the two ash trees (located within the building window) will be saved, if possible. In addition, Mr. Tarling flagged a desirable native tree specimen to remain in the backyard area. These trees were survey located during our meeting and their approximate locations have been shown on the enclosed updated plan.

- *The original approved subdivision plan does not allow for clearing of vegetation beyond the eastern boundary of the wetland. This area is to remain in its natural state and cannot be cleared.*

As we discussed during our site meeting, the applicant and the prospective home buyer were not aware that the westerly edge of the property was subject to a no-cut buffer and could not be cleared, since there is no notation to this effect on the recorded plat. You indicated that the large scalloped edge line shown on the landscaping plan for the Ballpark subdivision has generally been interpreted as the limit of clearing for the lots within the subdivision. Since there was no line shown on the westerly edge of this site, staff has indicated that the area cannot be lawn.

It is our understanding from our conversations with you and Jeff Tarling today, that during the review process, neighborhood concerns were raised regarding stream buffering and preservation of wooded areas in the subdivision that contained valuable native species. Accordingly, there is a 75' stream buffer on the northerly end of this property, which is not proposed to be cleared. As Mr. Tarling had noted to us in the field, vegetation within the wooded areas of this site (outside of the 75' stream buffer area) generally did not represent a significant stand of native vegetation. Accordingly, it was agreed that areas located outside of the 75' stream buffer, and easterly of the existing wetland finger, could be cleared for the lot development and grading, with the exception of the tree saves flagged and identified in the field.

With regard to the area westerly of the wetland, it is our understanding that since this area contains an abundance of invasive species Mr. Tarling has indicated that the landowner can work with him to establish a plan to clean up the area west of the wetland. This will allow clearing in this area in order to remove the invasive species and allow a more appropriate landscape along the westerly side of the property.

- *Please revise the grading within the drainage easement along the eastern boundary. The current grading proposal appears to force the surface flow of water onto the neighbor's property. This area should be graded in a manner that evenly distributes the surface drainage between both sites within the drainage easement.*

As discussed in the field, the proposed garage roof sheds water toward the front and rear and does not shed water to this area. The driveway has been designed to shed water away in a generally southwesterly direction, away from the side yard area. The majority of runoff in the easement area is simply the lawn area along the side of the garage. During our site visit today we picked up additional spot grades in the drainage easement along the common line with the abutter to the east. These spot elevations have been shown on the plan, and the grading in this area has been revised to reflect the grades of the abutting parcel.

(Tim Halpin)

Applicant: Risbar Brothers Construction Co., Inc

Date: 5/10/12

Address: 20 Ball Park Drive

C-B-L: 371-A-31

Permit # 2012-05-3891

CHECK-LIST AGAINST ZONING ORDINANCE

* received revised site plan 5/15/12

Date - new

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - build two story side family w/ attached garage ^{1 story} 38' x 34', garage 36' x 34'

Sewage Disposal - City

Lot Street Frontage - 50' min - 143.77' given (OK)

Front Yard - 25' min - ~~50'~~^{77'} scaled to porch (OK)

Rear Yard - 25' min - 116' scaled to house (OK) & deck

Side Yard - 2 spaces 14' min - 16' on right scaled (OK)
- 8' on left " (OK)

Projections - porch 6' x 38', deck 24' x 16', front steps 6 x 1.75, deck steps 6 x 3.75

Width of Lot - 80' min - 171' scaled (OK)

Height - 35' max - 29.5' scaled @ lowest elevation

Lot Area - 10,000 sq ft min - 45,893 sq ft given (OK)

38 x 34 = 1292

36 x 34 = 1224

6 x 38 = 228

24 x 16 = 384

6 x 1.75 = 10.5

3.75 x 6 = 22.5

3111.5
(OK)

Lot Coverage Impervious Surface - 20% = 9178.6 sq ft

Area per Family - 10,000 sq ft (OK)

Off-street Parking - 2 spaces required - 3 spaces in garage (OK)

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - parcel 2 zone X

* partial daylight



369 B006

369 X002

369 A019

369 A002

369 A005

369 X004

369 A003

WASHINGTON AVE

385A A025

385A A023

385A A022

385A A021

385A A02

385A A0

385A A

385A A028

385A A0

369 A016

369 A015

369 A017

385A B006

385A B001

385A B007

LESTER DR

371 A011

371 A031

371 A032

371 A035

371 A036

371 A037

371 A038

371 A039

371 A046

371 A045

371 A014

371 A003

371 A013

BALLPARK DR

371 A044

371 A042

371 A041

371 A036

371 A037

371 A040

371 A005

371 A055

371 A047

RIVERSIDE ST

370 A037

370 A035

370 A006

370 A015

370 A010

370 A017

370 A018

370 A019

370 A025

370 A024

370 A009

370 A023

371 A009

A028

IMPORTANT NOTICE FROM CITY OF PORTLAND

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by Risbara Brothers Construction to build a new single family home at 20 Ballpark Drive.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email amachado@portlandmaine.gov

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CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	BALLPARK DRIVE DEVELOPMENT	67 HAVERTYS WAY PORTLAND , ME 04103	11 BALLPARK DR	0
	BOSWELL JOANNE WID WWII VET	1955 WASHINGTON AVE PORTLAND, ME 04103	1955 WASHINGTON AVE	1
	DIBIASE THOMAS JR & NANCY M SPRINGER	5 WESTVIEW RD WINDHAM, ME 04062	29 LESTER DR	1
	DUDLEY KEITH M & MICHELE B DUDLEY JTS	16 TAYLOR LN GRAY , ME 04039	25 BALLPARK DR	1
	HAVERTY MARY MARGARET I	67 HAVERTYS WAY PORTLAND, ME 04103	0 WASHINGTON AVE	0
	JIMINO MICHAEL R & MARY ANN JIMINO TRUSTEE	1407 RIVERSIDE ST PORTLAND , ME 04103	20 BALLPARK DR	0
	ORLANDO ANTHONY & SUZANNE ORLANDO JTS	PO BOX 11606 PORTLAND , ME 04104	28 BALLPARK DR	1

Gayle Guertin - 20 Ballpark Dr. Notices

From: Gayle Guertin
To: Ann Machado; Marge Schmuckal
Date: 5/10/2012 3:10 PM
Subject: 20 Ballpark Dr. Notices
CC: Gayle Guertin

Sent out abutters notices for 20 Ballpark Dr. as of 5-10-12

Thanks Gayle

SECTION 08600
POLYVINYL CHLORIDE (PVC) WINDOWS
Paradigm Window Solutions
8311 Standard Double Hung Window

PART 1 – GENERAL

1.1 APPLICABLE PUBLICATIONS: The publications listed below form a part of this specification to the extent referenced. The publications are referred to in text by basic designation only.

1.1.1 Federal Specifications (Fed. Spec.):

L-S-125B	Screening, Non-metallic, Insect
DD-G-45-1D	Glass, Float or Plate, Sheet

1.1.2 American Architectural Manufacturers Association (AAMA);

AAMA 101 I.S.2-97	Voluntary Specification for Aluminum, PVC, and Wood Windows and Glass Doors
	Test method for rate of Air Leakage through Exterior windows, Curtain walls and doors (ASTM E283)

Test method for Structural Performance of Exterior Windows, Curtain walls and doors (ASTM E330)

Test method for Water Penetration of Exterior windows, Curtain walls and doors by Uniform Static Air Pressure Difference (ASTM E547)

Specifications for Sealed Insulating Glass Units (ASTM E774)

AAMA 1503-98	Voluntary test method for Condensation Resistance of Windows, Doors, and Glazed wall sections
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AAMA 615-02	Voluntary Specification, Performance Requirements, and Test Procedures for Superior Performing Organic Coatings on Plastic Profiles
-------------	---

NFRC 100-97	Procedure for Determining Fenestration Product U-factors
NFRC 200-97	Procedure for Determining Fenestration Product Solar Heat Gain Coefficients
NFRC 400-01	Procedure for Determining Fenestration Product Air Leakage

1.1.3 AAMA Certification Program for Vinyl Window Manufacturers

1.2 SUBMITTALS: Submit to Contracting Officer for Approval.

1.2.1 Certified Test Reports: Submit for air infiltration, water resistance, and uniform loading in accordance with the above referenced specification.

1.2.2 Catalog Data: Shall describe each type of window, hardware, fastener, accessory, operator, screen, and finish. (as applicable)

1.2.3 Certification of Compliance: Submit certificates that equivalent windows have been successfully tested and meet the requirements specified herein for air infiltration and water penetration.

1.3 DELIVERY AND STORAGE: Deliver windows to project site in an undamaged condition. Use care in handling and hoisting during transportation and at the job site. Store windows and components out of contact with the ground, under cover, protected from the weather, so as to prevent damage to the windows. Damaged windows shall be repaired to an "as new" condition or replaced as approved.

1.4 PROTECTION: Finished surfaces shall be protected during shipping and handling using manufacturers standard method.

- 1.5 CERTIFICATION: Window units shall be tested and certified for performance with the above referenced test methods. All window units shall be labeled certifying conformance with AAMA 101 I.S.2-97 , NFRC 100-97, and Energy Star.
- 1.6 CERTIFIED FABRICATOR: Windows shall be fabricated by an AAMA Certified Fabricator.
- 1.7 WARRANTIES:
- 1.7.1 Windows shall be fully warranted against any defects in material or workmanship under normal use and service for a period of 20 years from date of acceptance on commercial projects and lifetime warranty to original homeowner on residential projects. 5 years factory labor included.
- 1.7.2 Optional factory-applied exterior paint finish shall be warranted to the original purchaser against adhesive failure, peeling, cracking, or blistering for a period of 10 years when exposed to normal weather conditions. Color retention shall be warranted for the same period to be less than 5 Delta E per ASTM D2244. Change in gloss is not considered a defect.
- 1.7.3 Insulated Glass Units shall be fully warranted against visual obstruction resulting from film formation or moisture collection between the interior glass surface, excluding breakage, for a period of 20 years from date of acceptance on commercial projects and lifetime warranty to original homeowner on residential projects. 5 years factory labor included.
- 1.7.4 Contractor shall provide a written service warranty that clearly spells out how requests for service shall be handled, by whom, under whose responsibility and shall include the time frame for handling these service requests. A labor warranty providing service on the windows shall cover a period of not less than 10 years, and shall be provided in writing. A copy of the product and labor warranty must accompany other applicable warranties and be presented with bid.
- 1.8 PERFORMANCE REQUIREMENTS:
- 1.8.1 Glazing options to suit specific thermal, visual, or acoustic requirements are available.
- 1.8.2 Test for air infiltration shall be in accordance with AAMA/NWWDA 101/I.S.2-97 and NFRC 400-01. Test results for different window sizes appear below. Test data subject to change without notice.
- 1.8.3 Test for water infiltration shall be in accordance with AAMA 101 I.S.2-97. Test results for different window sizes appear below. Test data subject to change without notice.
- 1.8.4 Uniform Structural Load Test shall be in accordance with AAMA 101 I.S.2-97. Test results for different window sizes appear below. Test data subject to change without notice.

Type	Rating (DP)	Max. Structural Test Pressure ₁	Water Infiltration ₂	Air Infiltration ₃	Size Tested
H	R30	52.50	4.50	0.01	48 X 80
H	R40	60.00	6.00	0.01	44 X 66
H	HUD Z III	58.00	2.86	0.01	44 X 66

₁Structural Test Pressure (psf) tested to at least 150% of DP rating

₂Water Infiltration (psf) tested to at least 15% of DP rating

₃Air Infiltration units are scfm/ft²

- 1.8.5 Test for Thermal Performance shall be in accordance with NFRC 100-97. Test data subject to change without notice.
- 1.8.6 Test for Condensation Resistance Factor (CRF) shall be in accordance with AAMA 1503-98. Test data subject to change without notice.

PART 2 – PRODUCTS

- 2.1 MANUFACTURER: Paradigm Standard Double Hung Window as manufactured by **Paradigm Window Solutions**, 400 Riverside Industrial Parkway, Portland, ME 04103
- 2.2 MATERIALS: Windows shall conform to the requirements of specifications listed above. Provide windows of combinations, types and sizes indicated or specified.
- 2.2.1 Extruded PVC components produced from commercial quality virgin PVC (unplasticised polyvinyl chloride), conforms to AAMA 303 from sections in one piece, straight, true and smooth. Provide multi-chambered PVC extruded frames and sash in accordance with the manufacturers standard practice. Make fusion welded frame joints strong enough to develop full strength of members, with an external wall thickness of .070 “. Head and jamb members shall have integral screen stops. Make interior horizontal top surfaces of both meeting rails flat and in the same plane. Meeting rails have an integral interlock with two lines of pile weatherstrip provided. Upper and lower sash shall have the same glass size. Sash shall have fusion welded mitered corners with an external wall thickness of .070“.
- 2.2.2 Balance Mechanism (DH): Provide two 1/2" stainless steel, constant force coil spring balances for each sash. Enclose balance springs in rustproof cases, with jamb liner covers, from the top of the bottom sash to the head of the window unit. Balance covers shall be finished to match window frame finish and easily removable for field service. Balances shall also have an interlocking pivot bar, for integral frame alignment with sash for keeping window frames straight and true during installation.
- 2.2.3 Locking Device (DH): Provide each window over 32 inches in width with two cam-action sweep sash Locks, and windows under 30" in width with one lock . The lower sash shall have one continuous, integral lift rail at the bottom of the sash. The upper sash shall have a continuous, integral pull-down member on the sash top rail. Provide two tilt latches in the top of each sash for tilting in sash for cleaning. The tilt latches shall be integrally mortised into the sash top rails for a clean appearance.
- 2.2.4 Glass and Glazing: Glass shall conform to DD-G-451 and not less than “B” quality. Factory glazed 3/4” insulating glass conforming to ASTM-E-774, with Truseal Duraseal seal spacer, manufactured by TruSeal Industries Inc., Cleveland, OH. Glazing shall be integral glazing type system with architectural back bedded glazing tape and designed to maintain a watertight seal between glass and sash frame. Non-standard glass options will have metal box-type spacer with dual seal system.
- 2.2.5 Factory-applied exterior paint finish to be Royal Spectra-Coat™ as manufactured by Royal Bond Co., Ontario, Canada. Finish may be provided in 24 standard colors, satin finish only, on exterior surfaces as determined by the factory. Finish shall meet the performance requirements specified by AAMA 615-02. *NOTE TO SPECIFIER: Remove this section if not applicable.*
- 2.2.6 Weather-stripping: All sash units shall be triple weather-stripped where the sash meet the jamb using silicone treated pile with a mylar center fin bonded to backing.
- 2.2.7 Insect Screening: Fed. Spec. L-S-125, Type II, Class 2 (plastic coated or impregnated fibrous glass yarn) of standard color as approved, mesh 18 X 16.
- 2.3 FABRICATION
- 2.3.1 Weathering Surfaces: All frame members shall be multi-chambered PVC extrusions utilizing double wall design without the need for reinforcement. Frame corners shall be fusion welded. Sash members shall be multi-chambered PVC extrusions utilizing double wall design at all glazing locations. Horizontal sash members shall be mitered and fusion welded to vertical sash members.
- 2.3.2 Drips and Weep Holes: Provided as required to return water to the outside.
- 2.3.3 Glazing Thickness: Design glazed windows and rabbets suitable for glass thickness specified above.
- 2.3.4 Fasteners: All fasteners are to be stainless steel type, corrosion resistance. Use flathead, cross-recessed type, exposed head screws with standard threads on windows, trim, and accessories. Screw heads shall finish flush with adjoining surfaces. Self-tapping sheet metal screws are not acceptable for material more than 1/16 inch in thickness. All sheetmetal screw fasteners shall penetrate into a screw boss consisting of at least three layers of PVC profile for secure fastening and reduce pull out.

- 2.3.5 Provisions for Glazing: Design sash for outside double-glazing and for securing glass with manufacturer's standard glazing systems. Provide glazing channels of adequate size and depth to receive and properly support the glass and glazing accessories.
- 2.3.6 Factory Mulls: Factory mulls to be fully reinforced with extruded aluminum I-beam reinforcement of 6005-T5 alloy and assembled utilizing interior and exterior "U" channels and proprietary sealant application patterns. Reinforcement to be further attached to window frames with .080" x 1.375" x 12" stainless steel straps and appropriate stainless steel fasteners. *NOTE TO SPECIFIER: Remove this section if not applicable.*
- 2.3.7 Accessories: Provide windows complete with necessary hardware, fastenings, clips, fins, anchors, glazing beads, and other appurtenances necessary for complete installation and proper operation.
- 2.3.8 Type 908 Brick Mould Casing: Co-extruded flex-fin' durometer weatherstrip to provide a seal between the casing and the window frame without the use of surface applied caulking. Offset design of casing to 'hide' beveled surface of screen track and provide a traditional 'stepped' appearance relative to the window frame. The extrusion shall consist of multiple chambers with a 1 7/8 " extruded nailing fin and 1 " by 1 " integral J channel with an exterior wall thickness minimum of 0.075 ". All welded joints shall be aesthetically cleaned of weld flash material. The nominal overall dimension of the 908 brick mould Casing is 2 1/4 " by 1 5/8 ". Optional exterior color finish may be applied to match or complement the exterior color of the window. *NOTE TO SPECIFIER: Remove this section if not applicable.*
- 2.3.9 Five Inch Brick Mould Casing: Co-extruded flex-fin' durometer weatherstrip to provide a seal between the casing and the window frame without the use of surface applied caulking. Offset design of casing to 'hide' beveled surface of screen track and provide a traditional 'stepped' appearance relative to the window frame. The extrusion shall consist of multiple chambers with a 1 7/8 " extruded nailing fin and 1 " by 1 " integral J channel with an exterior wall thickness minimum of 0.075 ". All welded joints shall be aesthetically cleaned of weld flash material. The nominal overall dimension of the brick mould casing is 5 " by 1 5/8 ". Optional exterior color finish may be applied to match or complement the exterior color of the window. *NOTE TO SPECIFIER: Remove this section if not applicable.*
- 2.3.10 Flat Casing: Co-extruded flex-fin' durometer weatherstrip to provide a seal between the casing and the window frame without the use of surface applied caulking. Offset design of casing to 'hide' beveled surface of screen track and provide a traditional 'stepped' appearance relative to the window frame. The extrusion shall consist of multiple chambers with a 1 7/8 " extruded nailing fin and 1 " by 1 " integral J channel with an exterior wall thickness minimum of 0.075 ". All welded joints shall be aesthetically cleaned of weld flash material. The nominal overall dimension of the casing is 3 1/2 " by 1 3/8 ". Optional exterior color finish may be applied to match or complement the exterior color of the window. *NOTE TO SPECIFIER: Remove this section if not applicable.*
- 2.3.11 Sill Nose: Co-extruded flex-fin' durometer weatherstrip to provide a seal between the casing and the window frame without the use of surface applied caulking. The extrusion shall consist of multiple chambers with a 1 1/4 " extruded nailing fin and 1 " by 3/4 " integral J channel. Exterior wall thickness shall be a minimum of 0.075 ". A color-matched end cap shall be installed at both ends. Optional exterior color finish may be applied to match or complement the exterior color of the window. *NOTE TO SPECIFIER: Remove this section if not applicable.*
- 2.3.12 Jamb Extension: *NOTE TO SPECIFIER: Remove this section if not applicable.*
- 2.3.12.1.1 Clear pine
- 2.3.12.1.2 Primed finger-jointed pine
- 2.3.12.1.3 Premium oak
- 2.3.12.1.4 Azek cellular pvc (white)
- 2.3.13 Grill options to be verified by manufacturer. *NOTE TO SPECIFIER: Remove this section if not applicable.*
- 2.3.13.1.1 Grill Patterns: Refer to Drawings.
- 2.3.13.1.2 Rectangular internal grids
- 2.3.13.1.3 Contour internal grids
- 2.3.13.1.4 Simulated divided lites.
- 2.3.14 Weather-stripping: Provide for ventilating sections of all windows to insure a weathertight seal meeting the infiltration tests specified herein. Use easily replaceable factory applied weather-stripping of manufacturer's stock type, as specified above. Use EPDM covered open cell foam weatherstrip for compression contact between the sill and the sash. For sliding surfaces, use silicone treated pile, with a mylar center fin bonded to a plastic-backing strip.

- 2.3.15 Screens: Provide one insect screen for each operable ventilating unit. Design screens to fit closely around entire perimeter of each ventilator or opening, to be rewirable, easily removable from inside building, and interchangeable for same size ventilators of similar type windows, with no exposed fasteners and latches. Provide all guides, stops, clips, bolts and screws as necessary, for a secure and insect tight attachment to window. Provide continuous extruded aluminum screen frame for screen strength.
- 2.3.15.1 Screen Frames: Provide same quality and color finish as the window units. Frames shall have extruded sections not less than .4375" by 1.25" by 0.050" thick and shall have removable vinyl splines. Hardware, attachment devices, and accessories shall be manufacturer's standard and of same quality, material and finish as hardware of window unit. Painted windows to have full screens only.
- 2.3.15.2 Screening: Install screening with weave parallel to frame and stretch sufficiently to present a smooth appearance. Conceal edges of screening in the spline channel.
- 2.3.15.3 Screen Finish: Exposed surfaces of aluminum extrusions shall be thoroughly cleaned, primed and given a finish in accordance with AAMA 603.8 with total dry thickness not less than 0.8mil. The finish color shall match the vinyl window.

PART 3 – EXECUTION

3.1 INSTALLATION

- 3.1.1 Method of Installation: Install in strict accordance with the window manufacturer's printed instructions and details, except as specified otherwise herein. Install windows without forcing into prepared window openings. Insulate perimeter of window frame with acceptable approved insulation material, as recommended by window manufacturer. Set windows at proper elevation, location, and reveal; plumb, square, level, and in alignment; and brace, strut, and stay properly to prevent distortion and misalignment. Protect ventilators and operating parts against accumulation of dirt, and building materials by keeping ventilators tightly closed and locked to frame. Bed screws in joints at mullions, contacts of windows with sills, built in fins, and sub-frames in approved sealant. Install windows in a manner that will prevent entrance of water. For replacement window installations, provide sill angle flashed in sealant at windowsills.
- 3.1.2 Anchors and Fasteners: Make ample provision for securing units to each other, and to adjoining construction.
- 3.1.3 Adjustments after Installation: After installation of windows adjust all ventilators and hardware to operate smoothly and to provide weathertight sealing when ventilators are closed and locked. Lubricate hardware and operating parts as necessary.
- 3.1.4 Protection: Where surfaces are in contact with, or fastened to wood, or dissimilar materials, the surface shall be protected from dissimilar materials as recommended by the manufacturer. Surfaces in contact with sealant after installation shall not be coated with any type of protective material.
- 3.2 CLEANING: Clean interior and exterior of window units of mortar, plaster, paint spattering spots, sealants, and other foreign matter to present a neat clean appearance and to prevent fouling of weather-stripping surfaces and weather-stripping, exterior finish, and to prevent interference with the operation of hardware. Replace with new windows all stained, discolored, or abraded windows that can not be restored to their original condition.

END OF SECTION



12005

April 10, 2012

Philip DiPierro, Development Review Coordinator/Site Inspector
Planning and Urban Development Department
Planning Division, 4th Floor
Portland City Hall
389 Congress Street
Portland, ME 04101

RECEIVED

MAY 1 2012

Dept. of Building Inspections
City of Portland Maine

Proposed Residence

20 Ballpark Drive (Portland Assessor's Map 371 Block A Lot 31)

Request for Level 1-Minor Residential Site Plan Review

Dear Phil,

On behalf of Risbara Bros. Construction Co. Inc., we have prepared this project description and supporting site plans to assist in your review of the proposed construction of a new residence at 20 Ballpark Drive. The proposed residence will include a two story home with attached garage as detailed in the attached floor plans and architectural elevations. The applicants have the parcel under option and will be constructing the site improvements for a customer who will purchase the home once it is completed. This narrative describes the site and proposed improvements and how they comply with the Level 1 Minor Residential Permit requirements.

Existing Site Features

In 2004, the Portland Planning Board approved Ballpark Drive Subdivision which included 16 residential lots, a private ball field and conservation land. Lot #1 is located on the northerly side of Ballpark Drive. According to the recorded plan, this lot is approximately 1.05 acres (45,893 sf) in size. The site has frontage along Ballpark Drive. The constructed sidewalk crosses the entire property frontage. Utility stubs for public water, sewer and underground power, cable and telephone were provided to this lot as part of the design for Ballpark Drive Subdivision.

Easements and Other Burdens

The northerly edge of Lot 1 includes a stream and associated 75' buffer, and a 30' drainage easement along the northerly lot line. In addition, the easterly edge of the parcel is burdened by a 30' wide drainage easement from Ballpark Drive. This drainage easement is centered on the easterly lot line such that the easement only burdens an approximately 15' wide strip along the majority of the property line. Near the northeasterly corner of the property this drainage easement turns northwesterly and its full width (30') affects the lot until the easement converges with the 30' drainage easement along northerly lot line. The subdivision plan also shows a wetland finger along the westerly side of the property, in addition to the wetland areas within the 75' stream buffer.

Proposed New Residence

Architectural Plans, Elevations and Details are included as part of the overall Level 1 Minor Residential application package for this site. The new residence includes a two story home with an open front porch, a 3 car garage, and an approximately 16' by 24' deck off the rear corner of the home. The northwest corner (rear) of the house has been designed as a partial daylight basement in order to integrate with the existing site slopes.

Proposed Lot 1 Design

Using the recorded subdivision plan, St.Clair Associates has prepared a base plan for Lot 1 as the basis for building placement and grading design. Our application materials include a design which shows the proposed home location and dimensions (based on the footprint provided by the applicant). This plan also includes the finish floor elevation, general locations of utility services, existing contours (as shown on the approved subdivision plan) and our proposed lot grading design.

The site has been graded in general conformance with the overall plan for stormwater management as identified in the plan set for the Ballpark Drive Subdivision. In accordance with the Temporary Erosion Controls & Lot Grading and Landscaping Concept Plan (Sheet 7 of 10) prepared for the Ballpark Drive Subdivision, the recommended minimum Top of Foundation (TOF) elevation for Lot 1 was identified as elevation 104. The grading shown on the enclosed plan is slightly higher than the minimum recommended elevation shown on the subdivision design plans for Ballpark Drive in order to generate a more appropriate street presence. The building's foundation drain is directed to the northwesterly end of the property as shown on the enclosed plan.

In addition, Sheet 7 of 10 identified a typical lot grading detail based on the property's location within the subdivision. For Lot 1, the detail directed all lot drainage to the rear (northerly) side of the lot. Protective front, side and rear slopes adjacent to the home are included to divert runoff away from the residence and to the receiving areas on the northerly end of the site. Our proposed grading design reflects this approach.

Erosion and Sedimentation Control

In accordance with Section 6 of the Portland Technical Manual for Erosion and Sediment Control Standards for Single Family and Two-Family Homes, the contractor shall be required to conform to the applicable standards outlined in Portland's Chapter 500 sections under Section 5 of the Technical Manual as described below (provisions for erosion and sedimentation control to protect the site both during and after construction are also identified on the plans):

- Appendix A - Pollution Prevention, Sediment Barriers, Temporary and Permanent Stabilization and Stormwater Channels. The plan set includes notes and details for these elements associated with the construction of the proposed new home and associated site improvements. Given the fact that the sitework is limited to that which is necessary and associated with the construction of a single-family residence, no new roads, culverts, or parking areas are proposed. No winter construction is proposed.
- Appendix B1 (a and b) - During construction, the contractor shall inspect the disturbed areas on the site for any potential areas of erosion and shall install corrective measures as needed. The proposed elements of the Erosion and Sediment Control Plan shall be maintained throughout the duration of construction and until the site is stabilized.
- Appendix C - Housekeeping Methods- Risbara Bros. Construction Co. Inc. is an established local contractor and residential developer familiar with the area and typical urban residential settings, along with the general housekeeping performance standards for Erosion and Sediment Control on construction sites. They are well experienced in the appropriate measures to protect the site and its surrounding environs. Given the fact that this project includes the construction of a single family residence and its associated improvements, it is anticipated that the amount of time associated with potential soil exposure will be also be limited. General housekeeping methods are noted on the plans.

Street Trees

In accordance with the subdivision approval conditions for this lot, we would like to coordinate with the city arborist regarding the location and type of street trees (two are required for each lot). We would like to arrange a meeting on site with you and the city arborist to review the site frontage to determine whether there are two existing trees along the site frontage that could be saved in order to meet this condition.

Written Summary of Fire Safety

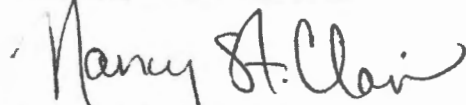
There is an existing public fire hydrant on Ballpark Drive. The property is supplied with public water via the Portland Water District. The proposed driveway to the residence meets the applicable standards for driveway width as outlined in the Ordinance. In addition, in accordance with the City code requirements, the new home will include a residential sprinkler system for fire protection.

Closure

We would appreciate your review of the enclosed Level 1: Minor Residential Site Plan. Thank you for your assistance in this process, we look forward to the opportunity to discuss this matter further with you as you review these materials. Should you have any additional questions or require any additional information, please call me.

Sincerely,

ST. CLAIR ASSOCIATES



Nancy J. St. Clair, P.E.
Vice President

NJS:njs

C: Risbara Bros. Construction Co. Inc.

Memorandum
Department of Planning and Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: November 5, 2012

RE: C. of O. for # 20 Ballpark Drive, Holden Single Family Home
(Id#2012-05-3891-SF) (CBL 371 A 031001)

After visiting the site, I have the following comments:

Site work complete:

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Cc: Tammy Munson, Inspection Services Manager
Barbara Barhydt, Development Review Services Manager
File: 1 Solution