

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061016

Please Read Application And Notes, If Any, Attached

This is to certify that BALLPARK DRIVE DEVELOPMENT LLC (Mainly Properties &

has permission to Build new single Family Commercial w/2 car garage

AT 56 BALLPARK DR 371 A036001

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

PERMIT ISSUED
AUG 28 2006
CITY OF PORTLAND

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

Notification of inspection must be given and when permission is procured before this building or part thereof is closed or closed-in. 4 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept _____
Health Dept _____
Appeal Board _____
Other _____
Department Name

[Handwritten Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon,

Permits expire in 6 months, if the project is not started or ceases for 6 months,

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice **must** be called in 48-72 hours in advance in order to schedule an inspection:

By initialzing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below,

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection; Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. **NOTE: There is a \$75.00 fee per inspection at this point.**

Certificate of Occupancy is not required for certain projects. **Your** inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

X MM If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

X MM **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Mark Moran
Signature of Applicant/Designee
Donna Martin
Signature of Inspections Official

Date
8.28.06
Date

CBL: 371 A 036 Building Permit #: 061016

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1016	Issue Date:	CBL: 371 A036001
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Location of Construction: 56 BALLPARK DR	Owner Name: BALLPARK DRIVE DEVELOPM	Owner Address: 67 HAVERTYS WAY	Phone: PERMIT ISSUED
Business Name:	Contractor Name: Mainly Properties & Construction,	Contractor Address: P.O. Box 6012 Farmouth	Phone: 2074089135
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R2
Past Use: Vacant Land	Proposed Use: Single Family Home/ Build new single Family Colonial w/2 car garage	Permit Fee: \$2,095.00	Cost of Work: \$200,000.00
Proposed Project Description: Build new single Family Colonial w/2 car garage		CITY OF PORTLAND FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied INSPECTION: Use Group R-3 Type Signature: <i>[Signature]</i> PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: Idobson	Date Applied For: 07/10/2006	Zoning Approval		
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..		Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>panel 2-2006</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2006-0126</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK w/conditions</i> Date: <i>7/20/06</i> <i>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 late	Historic Preservation <input checked="" type="checkbox"/> Not in District 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 <i>ABN</i> Date: _____

CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1016	Date Applied For: 07/10/2006	CBL: 371 A036001
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Location of Construction: 56 Ballpark Lot#6	Owner Name: BALLPARK DRIVE DEVELOPME	Owner Address: 67 HAVERTYS WAY	Phone:
Business Name:	Contractor Name: Mainely Properties & Construction,	Contractor Address: P.O. Box 6012 Falmouth	Phone: (207) 408-9535
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home/ Build new single Family Colonial w/2 car garage	Proposed Project Description: Build new single Family Colonial w/2 car garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/20/2006**Note:** **Ok to Issue:**

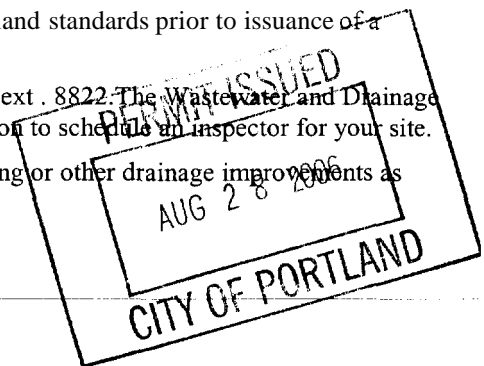
- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property shall be a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 08/25/2006**Note:** **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) The insulation value of the first floor must be R-19.
- 3) The attic scuttle opening must be 22" x 30"
- 4) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 5) As discussed, hardwired mterconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 08/11/2006**Note:** **Ok to Issue:**

- 1) THE FOUNDATION DRAIN INSTALLATION SHALL NOT DISTURB THE 75-FOOT STREAM PROTECTION ZONE.
- 2) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 3) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 4) All 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) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.



Location of Construction: 56 Ballpark Lot#6	Owner Name: BALLPARK DRIVE DEVELOPME	Owner Address: 67 HAVERTYS WAY	Phone:
Business Name:	Contractor Name: Mainely Properties & Construction,	Contractor Address: P.O. Box 6012 Falmouth	Phone (207) 408-9535
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Comments:

8/24/06-tmm: left message - need attic access, insulation values of walls and floors, heating system and stair details.

7/14/06-amachado: Spoke with Mark Moran. Site plan does not show covered porch in front. Building plans show steps on right side; site plan does not.

7/18/06-amachado: Mark Moran brought in revised site plan that matches the building plans.

8/14/06-gg: received approved site plans. /gg

Permit Nbr Location of Construction Ballpark Lot#6
 Status Permit Type
 CBL District Nbr Estimated Cost
 Constr Type Num1
 Appl. Date
 Issue Date
 Date Closed

Comment Date	Comment	Name	Follow Up Date	Completed
<input type="text" value="08/24/200"/>	<input type="text" value="left message - need attic access, insulation values of walls and floors, heating system and stair details."/>	<input type="text" value="tmm"/>	<input type="text"/>	<input type="checkbox"/>
<input type="text" value="08/14/200"/>	<input type="text" value="received approved site plans. /gg"/>	<input type="text" value="tmm"/>	<input type="text"/>	<input type="checkbox"/>
<input type="text" value="07/18/200"/>	<input type="text" value="Mark Moran brought in revised site plan that matches the building plans."/>	<input type="text" value="gg"/>	<input type="text"/>	<input type="checkbox"/>
<input type="text" value="07/14/200"/>	<input type="text" value="Spoke with Mark Moran. Site plan does not show covered porch in front. Building plans show steps on right side; site plan does not."/>	<input type="text" value="amachado"/>	<input type="text"/>	<input type="checkbox"/>

CreatedBy CreateDate ModBy ModDate
 Time Time

St Ballpark

408-9535

06-1014

371-A-32

ONE AND TWO FAMILY Soil type/Presumptive Load Value (Table R401.4.1)	PLAN REVIEW	CHECKLIST
Component	Submitted Plan	Findings Revisions Date
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	8" x 16" - OK	}
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	OK	}
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	} Approved for permit
Anchor Bolts/Straps, spacing (Section R403.1.6)	4" - 6" OC	} Approved
Lally Column Type (Section R407)		}
Girder & Header Spans (Table R 502.5(2))		}
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions	2 x 6 PT	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	11 7/8 AS5	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	11 11	
AIRC OR additional floor joist species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	TRUSS	

<p>Truss, span, spacing & dimension (Table R802.5.1(1) - R 802.5.1(8))</p> <p>Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)</p> <p>Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))</p> <p>Fastener Schedule (Table R602.3(1) & (2))</p> <p>Private Garage (Section R309)</p> <p>Living Space? (Above or beside) <i>Yes</i></p> <p>Fire separation (Section R309.2)</p> <p>Opening Protection (Section R309.1)</p> <p>Emergency Escape and Rescue Openings (Section R310)</p> <p>Roof Covering (Chapter 9)</p> <p>Safety Glazing (Section R308)</p> <p>Attic Access (Section R807)</p> <p>Chimney Clearances/Fire Blocking (Chap. 10)</p> <p>Header Schedule (Section 502.5(1) & (2))</p> <p>Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration</p>	<p><i>Trusses</i></p> <p><i>5/8 Roof / 7/16" walls / 3/4" floor</i></p> <p><i>OK per IRC</i></p> <p><i>OK Shows 5/8 walls + chng</i></p> <p><i>OK 1 hour rated door</i></p> <p><i>OK Shows egress</i></p> <p><i>OK asphalt</i></p> <p><i>N/A</i></p> <p><i>not shown</i></p> <p><i>N/A</i></p> <p><i>OK per IRC</i></p>	<p><i>Insulation - need R-19 walls + floor</i></p>
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2

1

2

10

Type of Heating System		
Means of Egress (Sec R311 & R312)		
Basement		
Number of Stairways		
Interior		
Exterior		
Treads and Risers (Section R311.5.3)		
Width (Section R311.5.1)		
Headroom (Section R311.5.2)		
Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)		
Smoke Detectors (Section R313) Location and type/Interconnected	OK	
Barricade (Section R502.12) and Fireblocking (Section (R602.8)	N/A	
Dwelling Unit Separation (Section R317) and IRC – 7003 (Section 1707)	N/A	
Deck Construction (Section R502.2.1)	OK	

Not shown

SIDELINGER RESIDENCE
56 BALPARK DRIVE
PORTLAND, ME 04103

INSULATION - WALLS R-19
CEILING R-35

ATTIC ACCESS - LAUNDRY ROOM CEILING

HEATING SYSTEM - OIL
FHW
5-ZONE
DIRECT VENT
40 GAL INDIRECT WATER HEATER
SMITH BOILER
BECKETT BURNER



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>LOT #6 BALLPARK DRIVE</u>		
Total Square Footage of Proposed Structure <u>3,080</u>		Square Footage of Lot <u>32,128 Sq FT</u>
Tax Assessor's Chart, Block & Lot Chart# <u>22100</u> Block# <u>073</u> Lot# <u>371</u> <u>A36</u>	Owner: <u>DODI S SIDELINGER</u>	Telephone: <u>878-3595</u> <u>650-3421</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>1424 WASHINGTON AVE</u> <u>PORTLAND, ME 04103</u>	Cost Of Work: \$ <u>200,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>LAND</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>PERSONAL RESIDENCE</u>		
Project description: <u>CONSTRUCTION OF A PRIVATE HOME. 2 STORY COLONIAL W/ 2 CAR GARAGE</u>		
Contractor's name, address & telephone: <u>MAINELY PROPERTIES & CONSTRUCTION LLC.</u>		
Who should we contact when the permit is ready: <u>MARK MORAN</u>		
Mailing address: <u>P.O. Box 6012</u> <u>FALMOUTH, ME 04105</u>		Phone: <u>408-9535</u>

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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 Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>[Signature]</u>	Date: <u>6/6/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

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

2006-0126
Application I. D. Number
711012006
Application Date

Dodi Sidelinger
Applicant
1424 Washington Ave, Portland, ME 04103
Applicant's Mailing Address

Marge Schmuckal

Project Name/Description

Mark Moran
Consultant/Agent
Applicant Ph: (207) 878-3595 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

56 - 56 Balloark Dr . Portland. Maine
Address of Proposed Site
371 A036001
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) _____

Proposed Building square Feet or # of Units **32128** 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 Pla **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **711012006**

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------------------|--|-----------------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date _____ | _____ amount _____ | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid | _____ date _____ | _____ amount _____ | |
| <input type="checkbox"/> Building Permit Issue | _____ date _____ | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date _____ | <input type="checkbox"/> Conditions (See Attached) | _____ expiration date _____ |
| <input type="checkbox"/> Final Inspection | _____ date _____ | _____ signature _____ | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ date _____ | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ date _____ | _____ signature _____ | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ | _____ expiration date _____ |
| <input type="checkbox"/> Defect Guarantee Released | _____ date _____ | _____ signature _____ | |

★ PROOF OF PROPERTY OWNERSHIP ★

A Settlement Statement

**U.S. Department of Housing
And Urban Development**

HUD-1 (3/86) OMB No. 2502-026

1 <input type="checkbox"/> FHA	2 <input type="checkbox"/> FmHA	3 <input type="checkbox"/> CONV UNINS	6 File Number Sidelinger	7 Loan Number 0057990996	8 Mortgage Ins Case No
4 <input type="checkbox"/> VA	5 <input type="checkbox"/> CONV INS				

<p>D. Name and Address of Borrowers: Dodi S. Sidelinger</p> <p style="margin-left: 40px;">1424 Washington Avenue</p> <p style="margin-left: 40px;">Portland, ME 04103</p>	<p>F. Name and Address of Lender: First Horizon Home Loan Corporation</p> <p style="margin-left: 40px;">15 Constitution Drive</p> <p style="margin-left: 40px;">Beford, NH 03110</p>	
<p>E. Name and Address of Sellers: Ballpark Drive Development, LLC</p> <p style="margin-left: 40px;">61 Havertys Way</p> <p style="margin-left: 40px;">Portland, ME 04103</p>	<p>H. Settlement Agent: Desmond & Rand, P.A.</p> <p style="margin-left: 40px;">55 Stroudwater Street</p> <p style="margin-left: 40px;">Westbrook, ME 04092</p>	
<p>G. Property Location: Lot 6 Ballpark Drive</p>	<p>I. Settlement Date: 06/05/2006</p>	<p>Place of settlement: Desmond & Rand, P.A. 55 Stroudwater Street Westbrook, ME 04092</p>

101. Contract sales price	145,000.00	401. Contract sales price	145,000.00
102. Personal property		402. Personal property	
103. settlement charges to borrower (line 1400)	7,179.00	403.	
104		404	
105		405	

Applicant: Dodi S. Sidelinger

Date: 7/14/06

Address: 56 Ballpark Drive (Lot #6)

C-B-L: 371-A-36
permit # 06-1016

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R2

Interior or corner lot -

Proposed Use/Work - new 2 story single family w/ attached garage

Sewage Disposal - City

Lot Street Frontage - 50' min - 140' given

Front Yard - 25' min - 25' scaled from steps off porch

Rear Yard - 25' min - 65' scaled

Side Yard - 1 1/2 stories 12' - right 6' scaled from chimney
2 " 14' - left 14' scaled

Projections - rear steps 8x3, 38x5 front porch, 12.5x1.7 steps off porch

Width of Lot - 80' min - 139' scaled

Height - 35' max - 25.75' scaled

Lot Area - 10,000 sq ft min - 32,128 sq ft

Lot Coverage Impervious Surface - 20% = 6425.6

Area per Family - 10,000 sq ft

Off-street Parking - 2 spaces required - garage 26' x 25'

Loading Bays - N/A

Site Plan - minor/minor 2006-0126

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 2 - zone X

26' x 40' = 1040

28' x 38' = 1064

~~12.5 x 1.7~~

8 x 3 = 24

38 x 5 = 190

12.5 x 1.7 = 21.25

23392.5

OK

* no day light basement.