

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1066	Issue Date:	CBL: 371 A040001
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Location of Construction: 71 BALLPARK DR	Owner Name: CANDAGE DOUGLAS B & STEP	Owner Address: PO BOX 142	Phone:
Business Name:	Contractor Name: Doug Candage	Contractor Address: P O Box 9739-1210 Portland	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Single Family	Zone: R2

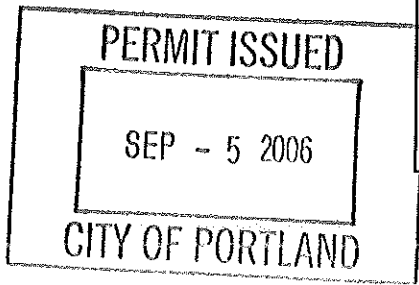
Past Use: Vancant Land	Proposed Use: Vacand Land Single Family w/ attached garage	Permit Fee: \$2,575.00	Cost of Work: \$247,800.00	CEO District: 5
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Proposed Project Description: Single family w/ attached garage	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</i>
	Signature: <i>[Signature]</i>	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: dmartin	Date Applied For: 07/17/2006	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>panel 2-zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2006-0133</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>Other conditions</i> Date: <i>7/17/06</i> <i>ASB</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 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>ASB</i> Date: _____
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CERTIFICATION

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

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: May 22, 2007

RE: C. of O. for #71 Ballpark Drive, Lot 10 Ballpark Drive
Subdivision (Id#2006-0133)(CBL 371 A040001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Paving/concrete pavers,

I anticipate this work can be completed by **June 1, 2007**.

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

Cc: Barbara Barhydt, Development Review Services Manager
Jeanie Bourke, Inspection Services Manager
File: Urban Insight

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 061066

Please Read
Application And
Notes, If Any,
Attached

This is to certify that CANDAGE DOUGLAS B & STEPHEN HUTCHINS/Doug Candag

has permission to Single family w/ attached garage

AT 71 BALLPARK DR

371 A040001

PERMIT ISSUED

SEP - 5 2006

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

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

Qualification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is rendered thereon. YOUR 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 _____

[Signature]
8/31/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

11-11-30??

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1066	Date Applied For: 07/17/2006	CBL: 371 A040001
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Location of Construction: 71 BALLPARK DR	Owner Name: CANDAGE DOUGLAS B & STEP	Owner Address: PO BOX 142	Phone:
Business Name:	Contractor Name: Doug Candage	Contractor Address: P O Box 9739-1210 Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Vacand Land Single Family w/ attached garage	Proposed Project Description: Single family w/ attached garage
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Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 07/24/2006
 Note: Ok to Issue:

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

Dept: Building Status: Approved with Conditions Reviewer: Tammy Munson Approval Date: 08/31/2006
 Note: Ok to Issue:

- 1) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 2) 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.
- 3) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) All framing plans designed by wood structures must be submitted prior to installation.
- 6) The attic scuttle opening must be 22" x 30".
- 7) The basement is NOT approved as habitable space.
- 8) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 9) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
- 10) The large triangular deck is not approved at this time. An ammendment must be filed with construction documents in order to approve this.

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

- 1) Erosion and Sedimentation control shall be established prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.
- 2) 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.
- 3) 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.

Location of Construction: 71 BALLPARK DR	Owner Name: CANDAGE DOUGLAS B & STEP	Owner Address: PO BOX 142	Phone:
Business Name:	Contractor Name: Doug Candage	Contractor Address: P O Box 9739-1210 Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

- 4) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 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) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 08/11/2006
Note: **Ok to Issue:**

Comments:
8/29/06-tmm: faxed copy to Doug of review sheets and went over on the phone

71 Ballpark

371-A-40

06-1066

Doug 653-6004

Call 893-1320

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
STRUCTURAL		
Roofing Dimensions/Depth (Table R403.1 & R403.1(1)), (Section R403.1 & R403.1.4.1)	No formwork	OK
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	No formwork	OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	No formwork	OK
Anchor Belts/Straps, spacing (Section R403.1.6)		
Lally Column Type (Section R407)		
Girder & Header Spans (Table R 502.5(2)) Built-Up Wood Center Girder Dimension/Type	Need beam specs	if
Sill/Band Joist Type & Dimensions	LVL's are used	or Gumbo girder undersized
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12's - 11'-6" Max span - OK	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12's - 12" oc - OK	max. allowed span
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	2x8 - 4' oc - need better spec	OK

WOOD JOISTS WILL require steel framing plates

06-1066

Factor Penetration		
Type of Heating System	Not Shown	None
Means of Egress (Sec R311 & R312)		None
Basement	1	
Number of Stairways	1	
Interior	1	
Exterior	1	
Treads and Risers (Section R311.5.3)	10" T - Riser 7"	Not Shown 2" - 2 1/2"
Width (Section R311.5.1)	- 3'-6" ok	Field V.C.G.
Headroom (Section R311.5.2)	6'-8" shown - ok	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	Notes 36" - no detail shown	OK
Smoke Detectors (Section R313)	OK condition	None on outside because
Location and type/interconnected		2 on Deck
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	2 1/2"	Interior 5' gap handrail and balustrade
Deck Construction (Section R502.2.1)	Not Shown -	

Handrail not shown in second floor. 8' 0" clearance - 1-2-14

OK

06-1064

R302.4(2))			
Pitch, Span, Spacing & Dimension (Table R302.5.1(1) - R 302.5.1(8))			
Roof Rafter, Framing & Connections (Section R302.3 & R302.3.1)	2x10s	2x10s @ 16"oc	OK
Sheathing, Floor, Wall and roof (Table R503.2.1.1(1))	Same as East End	Per IRC	OK noted
Fastener Schedule (Table R602.3(1) & (2))			
Private Garage (Section R309)			
Living Space? Beside (Above or beside)			
Fire separation (Section R309.2)	not noted	OK noted on large plans	
Opening Protection (Section R309.1)	"	"	"
Emergency Escape and Rescue Openings (Section R310)	"	" windows	OK noted
Roof Covering (Chapter 9)	ASPHALT?	IKO Asph, Shingle ASPHALT	
Safety Glazing (Section R308)	need within 2' of all doors	ALL	
Attic Access (Section R307)	not shown for above garage area - pull down stairs? raking issue?		
Chimney Clearances/Fire Blocking (Chap. 10)	not shown	2' air space, spray & gesso & chimney	
Header Schedule (Section 502.5(1) & (2))	2x10	undersized for 1st floor -	
Energy Efficiency (NI101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	not shown	WALL R-19	

ceiling R-38
Basement FIR R-19

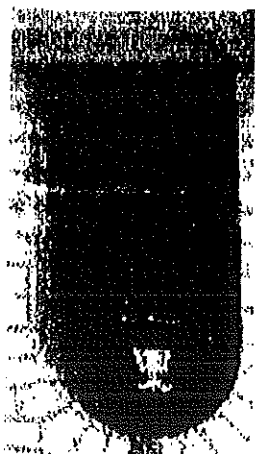
Visit us on the web! <http://www.portlandmaine.gov>

Comments:

TO: *Devg*
 FROM: *Therese Munson*
 FAX NUMBER: *893-1320*
 TELEPHONE: _____
 DATE: *8/29/06*
 NUMBER OF PAGES, WITH COVER: *4*
 RE: _____

FACSIMILE TRANSMISSION COVER SHEET

City of Portland
 INSPECTION SERVICES
 Room 315
 389 Congress Street
 Portland, Maine 04101
 Telephone: 207-874-8703 or 207-874-8693
 Facsimile: 207-874-8716



Applicant: Douglas B. Candage

Date: 7/21/06

Address: 71 Ballpark Drive (1 of 10)

C-B-L: 371-A-040
permit # 06-1066

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R2

Interior or corner lot -

Proposed Use/Work - build single family 2 story house w/ 2 car attached garage

Sewage Disposal - city

Lot Street Frontage - 50' min ← 226' given scaled

Front Yard - ^{25'} 50' min. - 27' scaled

Rear Yard - 25' min. - 48.5' scaled

Side Yard - 1/2 stories 12' min. 20' on left scaled
2 steps 14' min 34' on right from deck (scaled)

Projections - gazebo 172 ft, porch 20x6, front steps 24x6, side porch 19x6,
side porch w/ steps 12x7, chimney 24x4.65, deck 28.5 ft

Width of Lot - 80 min. - 112' scaled

Height - 35' max. - 19' scaled

Lot Area - 10,000 ft² min. - 17,200 ft²

Lot Coverage Impervious Surface - 20% max = 3440 ft²

Area per Family - 10,000 ft²

Off-street Parking - 2 spaces required - 2 car garage (21.5' x 22')

Loading Bays - N/A

Site Plan - minor/minor 2006-0133

Shoreland Zoning/Stream Protection - N/A

Flood Plains - parcel 2 - Zorex

OK

22 x 23 = 506
 8 x 5 = 40
 44 x 32 = 1408
 8 x 14 = 112
 20 x 6 = 120
 19 x 6 = 114
 12 x 7 = 84
 gazebo = 172
 1.5 x 17.5 = 26.25
 24 x 4.65 = 111.6
 deck = 285.5

~~1287.75~~

2783.75

From: Jay Reynolds
To: Single Family Signoff
Date: 8/11/2006 10:11:53 AM
Subject: 71 Ballpark Drive, lot10, cbl371A040

717

Approvals with conditions have been entered in urban insight for this application.

Jay Reynolds
Development Review Coordinator
City of Portland Planning Division
(207) 874-8632
jayjr@portlandmaine.gov

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

2006-0133
Application I. D. Number
7/17/2006
Application Date

Candage Douglas B &
Applicant
Po Box 142, South Windham , ME 04062
Applicant's Mailing Address
Doug Candage
Consultant/Agent
Agent Ph: (207)653-6004 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Marge Schmuckal

71 - 71 Ballpark Dr , Portland, Maine
Address of Proposed Site
371 A040001
Assessor's Reference: Chart-Block-Lot

Project Name/Description

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 17200 Acreage of Site _____ Zoning _____

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 7/20/2006

Zoning Approval Status:

Reviewer _____

Approved Approved w/Conditions See Attached Denied

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

Condition Compliance _____
signature _____ date _____

Performance Guarantee Required* Not Required

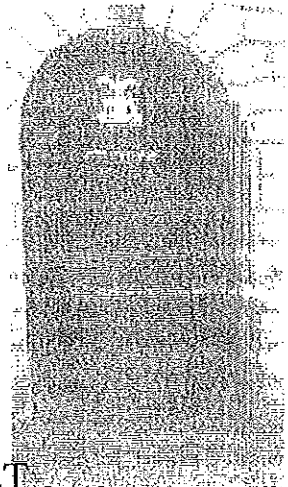
* No building permit may be issued until a performance guarantee has been submitted as indicated below

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

City of Portland
INSPECTION SERVICES

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Facsimile: 207-874-8716



FACSIMILE TRANSMISSION COVER SHEET

TO: <u>Doug</u>	FROM: <u>Tommy Munson</u>
FAX NUMBER: <u>893-1320</u>	NUMBER OF PAGES, WITH COVER: <u>4</u>
TELEPHONE: _____	RE: _____
DATE: <u>8/19/06</u>	_____

Comments:

71 Ballpark

371-A-410

06-10-08

Doug 653-6004

Fax # 843-1320

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL		
1 Footing Dimensions/Depth (Table R403.1 & R403.1(1)), (Section R403.1 & R403.1.4.1)	} NO foundation beds or piers	
2 Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)		
3 Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY		
4 Anchor Bolts/Straps, spacing (Section R403.1.6)		
5 Lally Column Type (Section R407)		
6 Girder & Header Spans (Table R 502.5(2)) Built-Up Wood Center Girder Dimension/Type	} Need beam specs LVL's are used	if or Gazco girder under sized
7 Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	NOT SHOW 2x12's - 11'-6" Max span - OK	
8 Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12's - 12" oc - EXCEED max. allowed span of 17'-5" for 30 psf. (stepping)	
9 Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	2x8's - 12" oc 2x8 - 9'-0c - Need better specs	

06-1064

R802.4(2))			
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))			
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	Not shown	2x10's + 16" OC	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))			
Fastener Schedule (Table R602.3(1) & (2))	Per IRC		
Private Garage (Section R309) Living Space? Beside (Above or beside)			
Fire separation (Section R309.2)	not noted		
Opening Protection (Section R309.1)	" "	" "	
Emergency Escape and Rescue Openings (Section R310)	" "	" "	
Roof Covering (Chapter 9)	ASPHALT?		
Safety Glazing (Section R308)	not within 2' of all doors		
Attic Access (Section R807)	not shown for above garage area - pull down stair? racking issue?		
Chimney Clearances/Fire Blocking (Chap. 10)	not shown		
Header Schedule (Section 502.5(1) & (2))	not shown	undersized for 1st floor	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	not shown		

06-1066

Factor Fenestration		
Type of Heating System	Not Shown	
Means of Egress (Sec R311 & R312)		
Basement /		
Number of Stairways /		
Interior /		
Exterior /		
Treads and Risers (Section R311.5.3)	10" T - Riser? Not Shown	
Width (Section R311.5.1) - 3'-6" ok		
Headroom (Section R311.5.2) 6'-8" shown - ok		
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) Notes 36" - no detail shown		
Smoke Detectors (Section R313) Location and type/Interconnected	OK condition	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	12/12	
Deck Construction (Section R502.2.1)	Not Shown -	

22 Handram not shown in second floor.

21

20

19

18



CITY OF PORTLAND, MAINE
Department of Building Inspections

Received from Longbridge
July 17
20 05

Location of Work 71 Boalpark

Cost of Construction \$ 247,800.00
Permit Fee \$ 2875.00
2500.00 C&W
300.00 S&E
750.00

Building (11) Plumbing (15) Electrical (12) Site Plan (U2)

Other _____
CBL: 371 H 040

Check #: 11941
Total Collected \$ 2875.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy