

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 STEPHEN HUTCHINS/Doug Sandag

has permission to _____ w/ attached _____

AT 71 BALLPARK DR _____ 371 A040001

PERMIT ISSUED
SEP - 5 2006
CITY OF PORTLAND

provided that the person or persons: **By 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.

Classification of inspection must be given and when permission procedure before this building or part thereof is closed or services closed-in. **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 _____

mar _____

Department Name

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

PENALTY FOR REMOVING THIS CARD

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: Vacant Land	Proposed Use: Vacant 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>IBC 2003</i>
	Signature:	Signature:

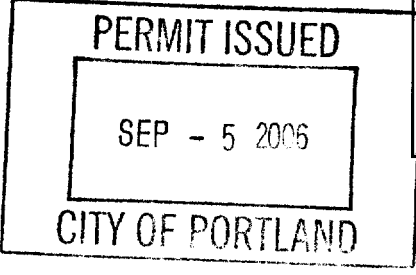
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action Approved Approved w/Conditions Denied

Signature _____ Date _____

Permit Taken By: dmartin	Date Applied For: 07/17/2006	Zoning Approval
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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>Panel 2-200x</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>7/24/06 ASR</i>	<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: _____	<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>ARM</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.

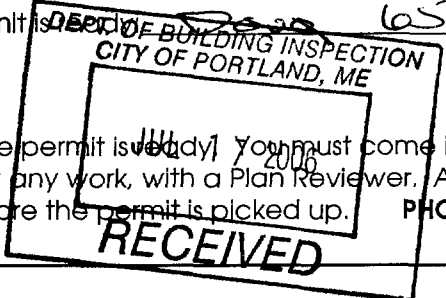
SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK. TITLE DATE PHONE

All Purpose 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.

Total Square Footage of Proposed Structure 3500 SFT		Square Footage of Lot 17200 SFT	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#		Owner: DOUGLAS B CANADAY	Telephone: 653 6004
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone Douglas B Canaday Builder PO Box 9739-1213 Portland ME 04104	cost Of Work: \$ 247	X2
new home construction		Fee: \$ 2875.	
Contractor's name, address & telephone: same as above			
Who should we contact when the permit is issued? same as above 653-6004			
Mailing address:			
We will contact you by phone when the permit is issued. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 653 6004			



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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:	Date: 7/15/06
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

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:** 08/3 112006**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 rprior 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:** 08/1 112006**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	

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

Fax # 843-1320

ONE AND TWO FAMILY Soil type/Presumptive Load Value (Table R401.4.1)	PLAN REVIEW	CHECKLIST
STRUCTURAL		
Footing Dimensions/Depth (Table R403.1 & R403.1(1)), (Section R403.1 & R403.1.4.1)	No foundation details or plan	OK
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	No foundation	OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	No foundation	OK
Anchor Bolts/Straps, spacing (Section R403.1.6)	No foundation	OK
Fully Column Type (Section R407)	Need beam specs	if
Girder & Header Spans (Table R 502.5(2)) Built-Up Wood Center Girder	LVL's are used	or Girders girder under sized
Dimension/Type Sill/Band Joist Type & Dimensions	NOT SHOWN	ADD COMMENTS
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12's - 11'6" Max span - OK	ADD COMMENTS
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12's - 12" oc - OK of 17'-5" for 30 psf (slipping)	max. allowed span INCL. FLOOR JOIST
Attic or additional Floor Joist Species Dimensions and Spacing (Table R302.4(1) and	NOT SHOWN	2x8 - 4' oc - Need better ties

WOOD STUDS WILL PROVIDE
NEED FRAMING PLYWOOD

06-1066

Factor Penetration	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)	Bedroom (Section R311.5.2)	Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	Smoke Detectors (Section R313) Location and type/interconnected	Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	Deck Construction (Section R502.2.1)
	Not Shown			1	1	1	10" T - Riser ?	3'-6" ok	6'-8" shown-ok	Notes 36" - no detail shown	ok condition	N/A	Not Shown -

1400E 51C Fuel

Fuel OK

Notes on outside beams
 2 OK BEAMS
 INJECTION STOP HANDRAIL
 AND RAILINGS

Handram not shown in second floor. 8'-0" curbs - 12514

OK

06-1064

R302.4(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)	2x10's 2x10's	16" oc	OK
Sheathing; Floor, Wall and roof (Table R503.2.1(1))	Same as First FLD		OK noted
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		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?	IKS	Asch, shingle ASPHALT
Safety Glazing (Section R308)	not within 2' of fall doors	ALL	
Attic Access (Section R807)	not shown for above garage area - pull down stair? raking issue?		
Chimney Clearances/Fire Blocking (Chap. 10)	not shown		
Header Schedule (Section 502.5(1) & (2))	2x10's		2' Air space between chimney & Behnd Fire Box
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	not shown	WALL	R-19

ceiling R-38
Basement FIR

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

Comments:

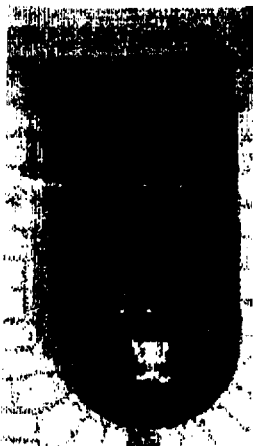
TO: <u>Devg</u>	FROM: <u>Sammy Munson</u>
FAX NUMBER: <u>893-1320</u>	NUMBER OF PAGES, WITH COVER: <u>4</u>
TELEPHONE:	RE:
DATE: <u>8/29/06</u>	

FACSIMILE TRANSMISSION COVER SHEET

Telephone: 207-874-8703 or 207-874-8693
Facsimile: 207-874-8716

Room 315
389 Congress Street
Portland, Maine 04101

City of Portland
INSPECTION SERVICES



Applicant: Douglas B. Candage

Date: 7/21/06

Address: 71 Ballpark Drive (lot 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

Savage Disposal - city

Lot Street Frontage - 50' min - 226' ~~gross~~ scaled

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

Rear Yard - 25' min. - 48.5' scaled

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

Projections - gazebo 17x2', front porch 20x6, front steps 4x18, side porch 19x6
side porch w/ steps 12x7, chimney 24x4.65, deck 22.5x7

Width of Lot - 80' min. - 112' scaled

Height - 35' max. - 19' scaled

Lot Area - 10,000 sq ft min. - 17,200 sq ft

Lot Coverage Impervious Surface - 20% max = 3440 sq ft

Area per Family - 13,000 sq ft

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 - panel 2 - Zone X

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
~~2.4 x 4.65 = 11.16~~
deck = 285.5

3440 sq ft
228225

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

711712006

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:

- | | | | |
|---|---|--|--|
| <input 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 712012006

Zoning Approval Status:

Reviewer _____

- Approved** **Approved w/Conditions** **Denied**
 See Attached

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 | |

71 Bullpaw K

371-A-40

06-10-66

Doug 653-6004

Fax # 893-1320

ONE AND TWO FAMILY Soil type/Presumptive Load Value (Table R401.4.1)	01 2N REVIEW	CHECKLIST
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	} No foundation details or plan	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)		
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	} details or plan	
Anchor Bolts/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 b ^H specs LVL's are used	if or Gumbo girder undersized
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	} NOT SHOW	or Gumbo girder undersized
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	} 2x12's - 12" oc - 2x12's - 11'-6" Max span - OK	if or Gumbo girder undersized
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	} 2x12's - 12" oc - 2x8 - 4'-0c - Need bath w/ies	if or Gumbo girder undersized

4

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? <i>Beside</i> (Above or beside)		
Fire separation (Section R09.3), Opening Protection (Section R309.1)	Not noted	
Emergency Escape and Rescue Openings (Section R310)	" "	
Roof Covering (Chapter 9)	ASPHALT?	
Safety Glazing (Section R308)	Need within 2' of all doors	
Attic Access (Section R807)	not shown for above garage area - pull down stair? rafter issue?	
Chimney Clearances/Fire Blocking (Chap. 10)	not shown	
Header Schedule (Section 502.5(1) & (2))	not shown Under sized for 1st floor -	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	not shown	

96-1066

Factor Fenestration		
<p>18 Type of Heating System</p> <p>Means of Egress (Sec R311 & R312)</p> <p>Basement /</p> <p>Number of Stairways /</p> <p>Interior /</p> <p>Exterior /</p>	<p>Not Shown</p>	
<p>19 Treads and Risers (Section R311.5.3)</p> <p>Width (Section R311.5.1) - 3'-6" OK</p> <p>Headroom (Section R311.5.2) 6'-8" shown - OK</p>	<p>10" T - Riser? Not Shown</p>	
<p>20 Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)</p> <p>Smoke Detectors (Section R313)</p> <p>Location and type/Interconnected</p>	<p>Notes 36" - no detail shown</p> <p>OK condition</p>	
<p>Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)</p>	<p>N/A</p>	
<p>Deck Construction (Section R502.2.1)</p>	<p>Not Shown -</p>	

Headroom not shown in second floor.