

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

Please Read
Application And
Notes, If Any,
Attached

DEPARTMENT OF BUILDING INSPECTION

PERMIT

Permit Number A064618 2005

AUG 18 2005

RECEIVED

This is to certify that Ballpark Drive Development /Douglas St. Use
has permission to 58 x 64 New Single Family
AT 0 Ballpark Dr City 371 A041001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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.

Notification of inspection must be given and when permission procured before this building or part thereof is altered or closed-in. 24 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 _____
DepartmentName

[Signature] 8/17/05
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: 05-0461	DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME Issue Date: AUG 18 2005	CBL: 371 A04 001
Owner Name: Ballpark Drive Development Llc	Owner Address: 67 Havertys Way	Phone: 2076536004
Contractor Name: Douglas Candage	Contractor Address: P O Box # 142 So Windham	Phone: 2076536004
Lessee/Buyer's Name	Permit Type: Single Family	Zone: R-2

Location of Construction: 57 Ballpark Dr LOT # 11	Owner Name: Ballpark Drive Development Llc	Owner Address: 67 Havertys Way
Business Name:	Contractor Name: Douglas Candage	Contractor Address: P O Box # 142 So Windham
Lessee/Buyer's Name	Phone:	Permit Type: Single Family

Past Use: Vacant land	Proposed Use: Single Family 58 x 44	Permit Fee: \$2,976.00	Cost of Work \$320,000.00	CEO District:
--------------------------	--	---------------------------	------------------------------	---------------

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied N/A	INSPECTION: Use Group: R-3 Type: SB IRC 2003
Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date

Proposed Project Description: 58 x 44 New Single Family
--

Permit Taken By: dmartin	Date Applied For: 04/26/2005	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 N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 2 Zone A <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2005-0109 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 9/7/05 OK with con	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" 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 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: 05-0461	Date Applied For: 04/26/2005	CBL: 371 A041001
Location of Construction: 57 Ballpark Dr (lot #11)	Owner Name: Ballpark Drive Development Llc	Owner Address: 67 Havertys Way
Business Name:	Contractor Name: Douglas Candage	Contractor Address: P O Box # 142 So Windham
Lessee/Buyer's Name	Phone:	Permit Type: Single Family
Proposed Use: Single Family 58 x 44	Proposed Project Description: 58 x 44 New Single Family	

match the building plans - Also the front staff never charged for a minor/minor site plan review - see letter - in my area

5/26/05 received new plans - gave copies to Jay R

5/27/05 applied for site plan

- 1) This permit is being approved on the basis of revised plans submitted on 5/27/05 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.
- 3) Separate permits shall be required for future decks, sheds, pools. and/or garages.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 08/17/2005

Note: **Ok to Issue:**

- 1) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, on every level, and in a common area.
- 2) 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.
- 3) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 4) There must be a 2" clearance maintained between the chimney and any combustible material, and fire blocking per code at each level
- 5) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 6) Separate permits are required for any electrical, plumbing, or heating.
- 7) 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.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 05/31/2005

Note: **Ok to Issue:**

- 1) 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.
- 2) A sewer permit is required for you 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.
- 3) Your new street address is now #57 BALLPARK DRIVE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

Location of Construction: 57 Ballpark Dr (lot #11)	Owner Name: Ballpark Drive Development Llc	Owner Address: 67 Havertys Way	Phone:
Business Name:	Contractor Name: Douglas Candage	Contractor Address: P O Box # 142 So Windham	Phone (207) 653-6004
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

- 6) Site plan does not show the proposed clearing limit line in the rear/side of the lot. Clearing limits, as shown, are hereby approved as long as buffer limits, existing trees and vegetation, are maintained in the rear/side of the lot.
- 7) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 05/31/2005
Note: **Ok to Issue:**

Comments:

7/14/05-tmm: called builder - faxed review sheets fax number 893-1320

DOUGLAS B. CANDAGE, BUILDER

PO BOX 9739-1210

PORTLAND, ME 04104

207-893-1320

DATE: 8/16/05

ATTN: Timmy Munson

RE:

Number of pages including cover sheet - 4

Thanks

Doug Candage

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.41)		
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1)) (Section R403.1 & R403.1A1)	8'x18" 0' deep - OK	
① Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Drainage + fabric not labeled	Will add - per Doug
② Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	1/4"	1/2x12" 6' OC
③ Anchor Bolts/Straps, spacing (Section R403.1(6))	not labeled	3/2" STEEL COLUMN 35" OC
④ Fully Column Type (Section R407)	wood belly e stairs	wood design from wood stairs
⑤ Girders & Header Spans (Table R 502.5(2)) Built-Up Wood Center Girder Dimensions/Type	18 - Ripred Lvs 2x6 PT SILL	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's - 12" OC 11'-3" MAX SPAN	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	N 11"	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R502.4(1) and	Truss	

RS902.A(2))			
Pitch, Span, Spacing, Dimension (Table R902.5.1(1) - R 902.5.1(8)) Roof Rafters; Framing & Connections (Section R902.3 & R902.3.1) Sheathing; Floor, Wall and roof (Table RS903.2.1(1))	Trussced		
Roofing Schedule (Table R902.3(1) & (2))	Not Shown	OK	
Private Garage (Section R309) Living Space? (Above or beside)	Yes		
Fire separation (Section R309.2) Opening Protection (Section R309.1)	Yes -	Shows Styro X on everything	
Emergency Escape and Rescue Openings (Section R310)	Not Shown	Not Shown	
Roof Covering (Chapter 9)	Cedar Shakes - Firwooded?	Asphalt	
Safety Climbing (Section R399)	Shows temp. door open.		
Airle Access (Section R407)	Not Shown	22 Y2 Y 20 10' clear	
Obtuary Clearances/Fire Blocking (Chap. 10)	Chimney?	16x16 Block w/ 2" clearance	
Header Schedule (Section S902.5(1) & (2))	OK	2" clearance w/ fire stopping	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-			

Shows
 R-38 Roof
 R-21 walls
 0-25 floor + R-15 fdr.
 11 factor @ 40

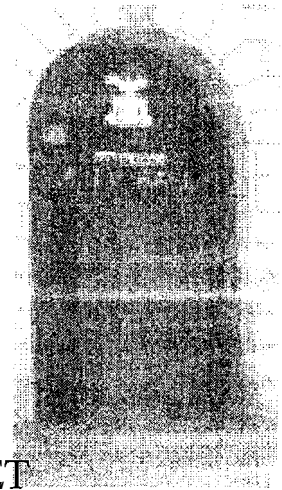
Factor Penetration	U. 40	
Type of Heating System	Not shown	FANS
Means of Egress (Sec R311 & R312)		
Rooms: 1		
Number of Stairways		
Interior 1		
Exterior 0		
Treads and Risers (Section R311.5.3) Shows T = 10" detail R = 7 3/4"		
Width (Section R311.5.1) 36"		34" - 38" nose
Headroom (Section R311.5.2) 6'-8"		
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) Guardrail height not shown		condemned to code condemned 3'6" height
Smoke Detectors (Section R313) Location and type/interconnected	Not shown	ALL Bedrooms 1 Hall and every Floor
Driveway Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R902.2.1)	N/A	

1. 2nd egress from basement ~ ADD 202 stairs Gal
Cover

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



FACSIMILE TRANSMISSION COVER SHEET

TO: <u>Day Candage</u>	FROM: <u>Tammy Munson</u>
FAX NUMBER: <u>893-1320</u>	NUMBER OF PAGES, WITH COVER: <u>4</u>
TELEPHONE: _____	RE: _____
DATE: _____	

Comments: My # is 874-8706 - Let me know
what time for Friday -
AM is better -
Thanks -
Tammy

Fax # 893-1320

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)	Submitted Plan	Findings/Revisions/Dates
Component		
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1)), (Section R403.1 & R403.1.4.1)	8" x 18" - 8' slope - OK	
① Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Drainage + fabric not labeled	
② Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
③ Anchor Bolts/Straps, spacing (Section R403.1.6)	Not labeled	
④ Lally Column Type (Section R407)	Need lally @ stairs	
Girder & Header Spans (Table R 502.5(2))	LB - Rippled LVL's	Need design from manufacturers
Built-Up Wood Center Girder Dimension/Type	2x6 PT SILL	
Sill/Band Joist Type & Dimensions	2x10 @ 16" oc Max span 15'-5"	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's - 12" oc 17'-3" MAX span	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	11	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	Trussced	

R802.4(2))			
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))	Trussed		
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	Not shown		
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	OK		
Fastener Schedule (Table R602.3(1) & (2))			
Private Garage (Section R309) Living Space? (Above or beside)	Yes		
Fire separation (Section R309.2)	Yes -	Shows Str Type X on everything	
Opening Protection (Section R309.1)	Not shown		
Emergency Escape and Rescue Openings (Section R310)	Not shown		
Roof Covering (Chapter 9)	Cedar Shakes - fireproofed?		
Safety Glazing (Section R308)	Shows temp. use spa		
Attic Access (Section R807)	Not shown		
Chimney Clearances/Fire Blocking (Chap. 10)	Chimney?		
Header Schedule (Section 502.5(1) & (2))	OK		
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-			

5

6

7

8

9

R-38 Roof
 R-21 walls + R-15 floor.
 R-25 floor + U factor 0.40

Factor Fenestration		
Type of Heating System		Not shown
Means of Egress (Sec R311 & R312)		
Basement	1	
Number of Stairways		
Interior	1	
Exterior	0	
Treads and Risers (Section R311.5.3)	Shows T = 10' detail R - 7 3/4"	
Width (Section R311.5.1)	36"	
Headroom (Section R311.5.2)	6'-8"	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	—	Guardrail height not shown
Smoke Detectors (Section R313)		Not shown
Location and type/Interconnected		
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)		N/A
Deck Construction (Section K502.2.1)		N/A

2nd egress from basement

10

11

12

13

Permit Number

Checked By/Date



Generated by REScheck Package Generator Compliance Certificate

Project Title: Ballpark Drive Development

Energy Code: **2003 IECC**
Location: **Portland, Maine**
ConstructionType: **Single Family**
Window-to-Wall Ratio: **0.15**
Heating Degree Days: **7378**

Report Date:

Date of Plans: **03/10/03**

Project Information:
57 Ballpark Dr

Builder Information:
Ballpark Development
Douglas Candage
653-6004

Project Notes:



Assembly	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor
Ceiling:	38.0	0.0	
Wall:	21.0	0.0	
Basement:	15.0	0.0	
Window:			0.400
Door:			0.350
Floor:	21.0	0.0	
Furnace: : 85 AFUE			

Statement of Compliance: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2003 IECC requirements in the REScheck Package Generator and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Builder/Designer

Company Name

Date



Generated by REScheck Package Generator
REScheck Inspection Checklist

Project Title: Ballpark Drive Development

Ceilings:

- Ceiling: , R-38.0 cavity insulation

Comments: _____

Above-Grade Walls:

- Wall: , R-21.0 cavity insulation

Comments: _____

Basement Walls:

- Basement: , 8.0' hV5.0' bg/8.0' insul, R-15.0 cavity insulation

Comments: _____

Windows:

- Window: , U-factor: 0.400

For windows without labeled U-factors, describe features:

#Panes _____ Frame Type _____ Thermal Break? _____ Yes _____ No

Comments: _____

Doors:

- Door: , U-factor: 0.350

Comments: Front door exempt

Floors:

- Floor: , R-21.0 cavity insulation

Comments: _____

Heating and Cooling Equipment:

- Furnace: : 85 AFUE or higher

Make and Model Number: _____

Air Leakage:

- Joints, penetrations, and all other such openings in the building envelope that are sources of air leakage must be sealed.
 Recessed lights must be 1) Type IC rated, or 2) installed inside an appropriate air-tight assembly with a 0.5" clearance from combustible materials. If non-IC rated, the fixture must be installed with a 3" clearance from insulation.

Skylights:

- Minimum insulation requirement for skylight shafts equal to or greater than 12 inches is R-19

Vapor Retarder:

- Required on the warm-in-winter side of all non-vented framed ceilings, walls, and floors.

Materials identification:

- Materials and equipment must be installed in accordance with the manufacturer's installation instructions.
 Materials and equipment must be identified so that compliance can be determined.
 Manufacturer manuals for all installed heating and cooling equipment and service water heating equipment must be provided.
 Insulation R-values, glazing U-factors, and heating equipment efficiency must be clearly marked on the building plans or

specifications.

Duct Insulation:

- Supply ducts in unconditioned attics or outside the building must be insulated to R-8.
- Return ducts in unconditioned attics or outside the building must be insulated to R-4.
- Supply ducts in unconditioned spaces must be insulated to R-8.
- Return ducts in unconditioned spaces (except basements) must be insulated to R-2.
- Where exterior walls are used as plenums, the wall must be insulated to R-8.
- Insulation is not required on return ducts in basements.

Duct Construction:

- Duct connections to flanges of air distribution system equipment must be sealed and mechanically fastened.
- All joints, seams, and connections must be securely fastened with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric, or tapes. Tapes and mastics must be rated **UL 181A** or **UL 181B**.
Exception: Continuously welded and locking-type longitudinal joints and seams on ducts operating at less than 2 in. w.g. (500 Pa).
- The HVAC system must provide a means for balancing air and water systems.

Temperature Controls:

- Thermostats are required for each separate HVAC system. A manual or automatic means to partially restrict or shut off the heating and/or cooling input to each zone or floor shall be provided.

Service Water Heating:

- Water heaters with vertical pipe risers must have a heat trap on both the inlet and outlet unless the water heater has an integral heat trap or is part of a circulating system.
- Insulate circulating hot water pipes to the levels in Table 1.

Circulating Hot Water Systems:

- Insulate circulating hot water pipes to the levels in Table 1.

Swimming Pools:

- All heated swimming pools must have an on/off heater switch and require a cover unless over 20% of the heating energy is from non-depletable sources. Pool pumps require a time clock.

Heating and Cooling Piping Insulation:

- HVAC piping conveying fluids above 105°F or chilled fluids below 55°F must be insulated to the levels in Table 2

Table 1: Minimum Insulation Thickness for Circulating Hot Water Pipes

Heated Water Temperature (°F)	Insulation Thickness in Inches by Pipe Sizes			
	Non-Circulating Runouts		Circulating Mains and Runouts	
	up to 1"	up to 1.25"	1.5" to 2.0"	Over 2"
170-180	0.5	1.0	1.5	2.0
140-169	0.5	0.5	1.0	1.5
100-139	0.5	0.5	0.5	1.0

Table 2 Minimum Insulation Thickness for HVAC Pipes. Hot Water Pipes

Piping System Types	Fluid Temp. Range (°F)	Insulation Thickness in Inches by Pipe Sizes			
		2" Runouts	1" and Less	1.25" to 2.0'	2.5 to 4
Heating Systems					
Low Pressure/Temperature	201-250	1.0	1.5	1.5	2.0
Low Temperature	106-200	0.5	1.0	1.0	1.5
Steam Condensate (for feed water)	Any	1.0	1.0	1.5	2.0
Cooling Systems					
Chilled Water, Refrigerant and Brine	40-55	0.5	0.5	0.75	1.0
	Below 40	1.0	1.0	1.5	1.5

NOTES TO FIELD: (Building Department Use Only)

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.

Location/Address of Construction: <u>Ballpark DR Lot # 11</u>		
Total Square Footage of Proposed Structure <u>3750 SF</u>		Square Footage of Lot <u>16223 SF</u>
Tax Assessor's Chart, Block & Lot Chart# <u>371</u> Block# <u>A</u> Lot# <u>041</u>		Owner: <u>Stephen Hutchins</u> <u>Douglas B Candage</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>		Telephone: <u>653 6004</u>
Applicant name, address & telephone: <u>Douglas B Candage</u> <u>PO Box 142</u> <u>50 Wilkham Me</u>		cost Of Work: <u>\$52000</u> <u>2901.00 + 7500</u> Fee: <u>\$2976.00</u>
Current use: <u>N/A</u> <u>store</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: <u>W/A</u>		
Proposed use: <u>new home 58x64</u>		
Project description: <u>4 BRD house</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>Doug 653-6004</u>		
Mailing address: _____		
We will contact you by phone when the permit is ready. 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: <u>653-6004</u>		

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.

<p>DEPT. OF BUILDING INSPECTION CITY SIGNATURE AND APPLICANT</p>		<p>Date: <u>4/25/05</u></p>
<p>APR 25 2005 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</p>		
<p>RECEIVED</p> <p style="font-size: 2em; opacity: 0.5;"># 11063</p>		



PORTLAND MAINE

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

*Lee Urban-Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

May 12, 2005

Candage Douglas
P.O. Box #142
South Windham, ME 04062

RE: Lot #11 Ballpark Drive - #371-A-041- R-2 Zone – application #05-0461

Dear Douglas,


Your permit to construct a new single family dwelling at lot #11 Ballpark Drive has been denied because we have not received all the required submittals in order to determine compliance with City Ordinances.

You have not submitted a scaled site plan showing the proposed, dimensioned structure. Your currently submitted site plan does not match your submitted building construction plans. Your site plan must show all projections, including, but not limited to, decks, stairs, chimneys, and bay windows.

When you applied for a building permit, the front staff did not charge you for a required minor/minor site plan review. Before we can complete your permit approval, you need to apply and be approved by planning under site plan review. Please review our new single family home application packet for all the required information for submittals

Your permit will be on hold until this office receives all the required information to determine compliance with City Ordinances.

Very truly yours,


Marge Schmuckal
Zoning Administrator

Cc: Jay Reynolds, Planning
file

5/26/05 - dropped off new plans - still not showing all projections - chimney - FEMA extension - also present PD for minor/minor site plan review

Id# 2005-0109, CBL 371A041.

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

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

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

Zoning Copy

2005-0109

Application I. D. Number

Marge Schmuckal

4/26/2005

Application Date

Ballpark Drive Development Llc

Applicant

67 Havertys Way , Portland , ME 04103

Applicant's Mailing Address

Ballpark Drive Lot#11

Project Name/Description

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Ballpark Dr , Portland, Maine

Address of Proposed Site

371 A041001

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) _____

58' x 64

16223 sq ft

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

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

Fees Paid: Site Pla **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **512712005**

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

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issue _____ date _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date Conditions (See Attached) _____ expiration date
- Final Inspection _____ date _____ signature _____
- Certificate Of Occupancy _____ date _____
- performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date
- Defect Guarantee Released _____ date _____ signature _____

From: Jay Reynolds
To: Marge Schmuckal
Date: Thu, May 26, 2005 4:02 PM
Subject: Re: lot #11 - Ballpark Drive

Marge, I haven't seen a corrective application from your office yet, I think I talked to Lannie or someone that a separate App. entry in urban insight needed to be created, and I think Lannie was going to do this when Doug Candage came back in with the \$300.00 app. fee and revisions. I did receive a site plan originally, which I rejected, and you based your letter on.....Jay

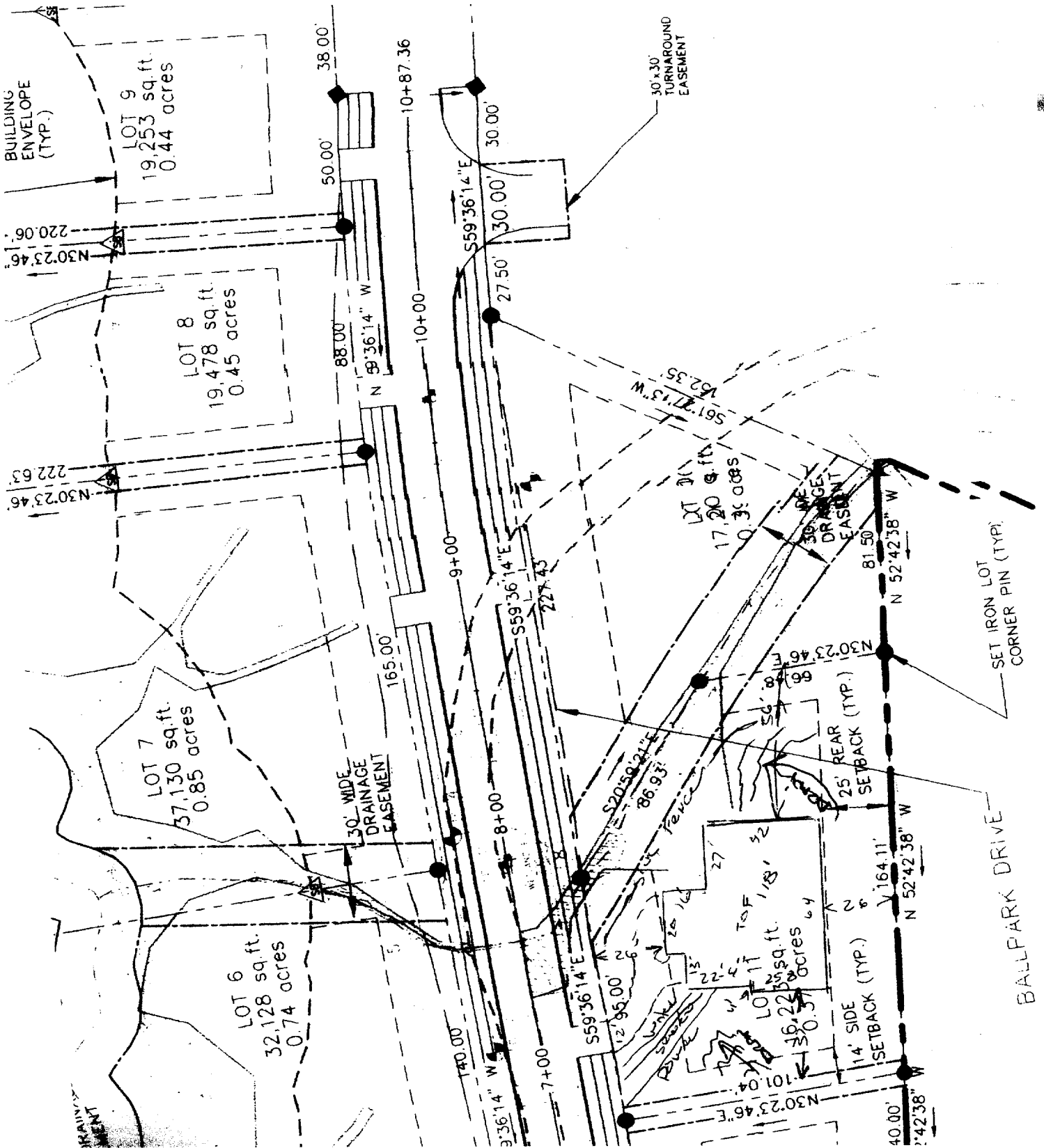
>>> Marge Schmuckal 05/26/2005 3:44:28 PM>>>

Jay,
Did you ever get a minor/minor site plan for lot #11 Ballpark Drive? I don't see anything in the system. I wrote them a letter saying that they needed to submit site plans (which they just did) and pay for a site plan review. But I am not seeing that they ever applied for a site plan review.
Thanks,
Marge

CC: Lannie Dobson; Mike Nugent

From: Marge Schmuckal
To: Jay Reynolds
Date: Thu, May 26, 2005 3:44 PM
Subject: lot #11 - Ballpark Drive

Jay,
Did you ever get a minor/minor site plan for lot #11 Ballpark Drive? I don't see anything in the system. I wrote them a letter saying that they needed to submit site plans (which they just did) and pay for a site plan review. But I am not seeing that they ever applied for a site plan review.
Thanks,
Marge



WARRANTY DEED
(Maine Statutory Short form)

BALLPARK DRIVE DEVELOPMENT, LLC, a Maine limited liability company with a place of business in Portland, Maine and a mailing address of 67 Havertys Way, Portland, Maine 04103 (the "Grantor"), for consideration paid, grants to DOUGLAS B. CANDAGE and STEPHEN HUTCHINS of South Windham, Maine, whose mailing address is P.O. Box 142, South Windham, Maine 04062 (the "Grantees"), with WARRANTY COVENANTS, as tenants in common and not a joint tenants, 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 11 shown on a plan entitled "Plan of Division of Land, The Haverty 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. Haverty 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 (a) 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, and (b) General Note 12 on the Subdivision Plan that reads as follows:

No public service (i.e., snow plowing, trash removal, lighting) will be provided unless and until the proposed street is accepted by the City Council. The Developer shall provide a performance guarantee for a time period of up to two years to the City which shall include the cost of curbside trash removal, snow plowing, street maintenance, and lighting. The City will not release the performance guarantee unless the road is accepted by the City Council. In the interim, the developer shall be responsible for snow plowing, street maintenance, lighting and curbside trash removal.

4. Easement Deed from Mary Margaret I. Haverty to the Portland Water District dated January 10,2005 and recorded in said Registry of Deeds in Book 22228, Page 90;

5. 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;

6. 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;

7. 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 by Amendment to Declaration of Covenants and Restrictions dated March 2,2005 and recorded in said Registry of Deeds in Book 22380, Page **177**;

8. 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**; and

9. Standard Easement Deed from the Grantor to Central Maine Power Company and Verizon New England, Inc. dated December 27,2004 and recorded in said Registry of Deeds in Book 22384, Page 105.

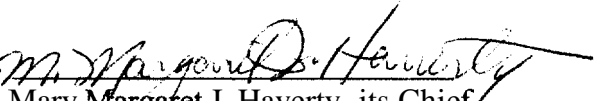
The above-described premises are further conveyed together with the benefit of a Declaration of Covenants and Restrictions by the Grantor regarding Lot **18** in Ballpark Drive Subdivision dated January 13,2005 and recorded in said Registry of Deeds in Book 22268, Page 59.

Reference is made to said deed from Mary Margaret I. Haverty to the Grantor dated December 8,2004 and recorded in said Registry of Deeds in Book 22100, Page 73, for the Grantor's source of title to the above-described premises conveyed herein.

IN WITNESS WHEREOF, BALLPARK DRIVE DEVELOPMENT, LLC has caused this instrument to be executed by Mary Margaret I. Haverty, its Chief Executive Officer and Manager, thereunto duly authorized, as of the 13 day of April, 2005.

WITNESS

BALLPARK DRIVE DEVELOPMENT,
LLC

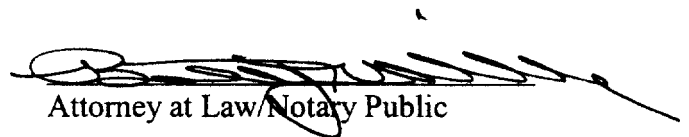
By 
Mary Margaret I. Haverty, its Chief
Executive Officer and Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

April 13, 2005

Then personally appeared the above-named Mary Margaret I. Haverty, Chief Executive Officer and Manager of Ballpark Drive Development, LLC, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said limited liability company.

Before me,


Attorney at Law/Notary Public

BETTY J. WILLS
Notary Public, Maine
My Commission Expires September 13, 2008

Print name

Applicant: Douglas Candage

Date: 5/12/05

Address: 57 Ballpark Drive - Lot #11

C-B-L: 371-A-41

CHECK-LIST AGAINST ZONING ORDINANCE

05-0461

Date - New Development

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - to construct new single family dwelling with attached garage ^{44x58}

Sewage Disposal - City

Lot Street Frontage - 50' Reg - 50' shown

Front Yard - 25' min - 26' shown

Rear Yard - 25' min - 34' shown

Side Yard - 14' min 17' ~~56'~~ shown

Projections - front deck ^{4x6}

Width of Lot - 80' min - 129' scaled

Height - 35' max - ~~32'~~ ^{28'} on plans scaled 5/26/05

Lot Area - 10,000^{sq} min - shows 37 acres or 16,117.2^{sq}

Lot Coverage/ Impervious Surface - 20% max of ~~3223.14^{sq}~~ ^{3223.14^{sq}}

Area per Family - 10,000^{sq}

Off-street Parking - 2 parking spaces - 2 car garage shown

Loading Bays - N/A

Site Plan - ~~attached~~ # 2005-0109

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 2 - Zone X

~~44x58~~

4.5 x 135 = 60.75

22 x 55.6 = 1223.20

16 x 52 = 832.00

2115.95

→ NO SCALED SITE PLAN SUBMITTED. CAN'T DETERMINE COMPLIANCE - SITE & BLDG PLANS DON'T MATCH
5/26/05 received plans OK

BUILDING PERMIT INSPECTION PROCEDURES

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 initializing 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.

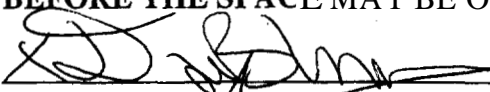
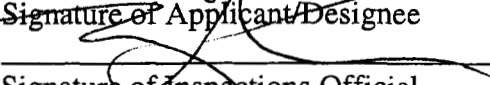
A Pre-construction Meeting will take place upon receipt of your building permit.

- 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 &e 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

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

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

	<u>8/18/05</u>
Signature of Applicant/Designee	Date
	<u>8/18/05</u>
Signature of Inspections Official	Date
CBL: <u>371-A-41</u>	Building Permit #: <u>05-0461</u>