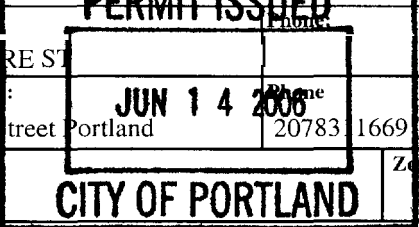
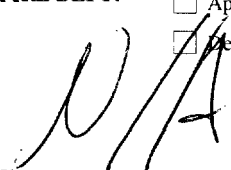
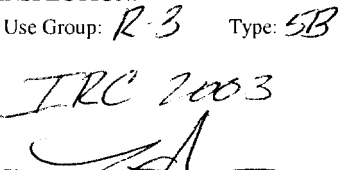


City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0382	Issue Date:	CBL: 371 A043001
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Location of Construction: 41 BALLPARK DR	Owner Name: MARTELL BUILDERS LLC	Owner Address: 46 DEVONSHIRE ST	PERMIT ISSUED 
Business Name:	Contractor Name: Martell Builders LLC	Contractor Address: 46 Devonshire Street Portland 20783 1669	
Applicant/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R2
Current Use: Vacant Land	Proposed Use: Single Family Home/ Build a 2 story single family home w/ a 2 car garage	Permit Fee: \$2,076.00	Cost of Work: \$220,000.00
Proposed Project Description: Build a 2 story single family home w/ a 2 car garage		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied INSPECTION: Use Group: R-3 Type: SB 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: _____	
Permit Taken By: Idobson	Date Applied For: 03/23/2006	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>permitted - zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2006-001</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>Cx w/ conditions</i> Date: 3/29/06 <i>AM</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 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: _____
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0382	Date Applied For: 03/23/2006	CBL: 371 A043001
------------------------------	--	----------------------------

Location of Construction: 41 BALLPARK DR Lot#13	Owner Name: MARTELL BUILDERS LLC	Owner Address: 46 DEVONSHIRE ST	Phone:
Business Name:	Contractor Name: Martell Builders LLC	Contractor Address: 46 Devonshire Street Portland	Phone (207) 831-1669
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home/ Build a 2 story single family home w/ a 2 car garage	Proposed Project Description: Build a 2 story single family home w/ a 2 car garage
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/29/2006**Note:** Front entry is 8' wide and extends 5' out so it is a total of 40 sq.ft. which is allowed under section 14-425. **Ok to Issue:**

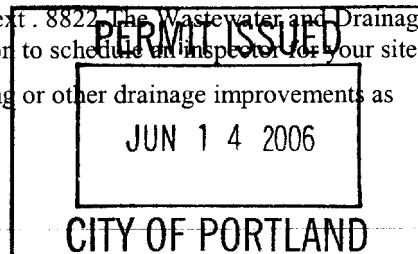
- 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** 06/13/2006**Note:** **Ok to Issue:**

- 1) The basement is NOT approved as habitable space
- 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) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) Separate permits are required for any electrical, plumbing, or heating.
- 5) The design load spec sheets for any engineered beam(s) must be submitted to this office.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 03/29/2006**Note:** **Ok to Issue:**

- 1) Lot shall be graded so that drainage is directed away from the building and directed towards the street.
- 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) Silt Fence shall be installed across the front of the property.
- 4) Existing trees along the rear property line shall be preserved as practicable.
- 5) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 6) 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.
- 7) 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: 41 BALLPARK DR Lot#13	Owner Name: MARTELL BUILDERS LLC	Owner Address: 46 DEVONSHIRE ST	Phone:
Business Name:	Contractor Name: Martell Builders LLC	Contractor Address: 46 Devonshire Street Portland	Phone (207) 831-1669
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Comments:

416106-jmb: FOUNDATION ONLY PERMIT ISSUED ON 4/6/06 # 06-045 1

4/12/06-ldobson: Call from Greg Martell 831-1669 Hold until further notice. May want to apply for a ranch instead. Review done if he decides to due the existing project Please give him a copy of the review sheet. Additional information that is needed is on that sheet.
LANNIE

5/17/06-dmartin: Recieved in large plans put them with permit and routed to Tammy/ dm



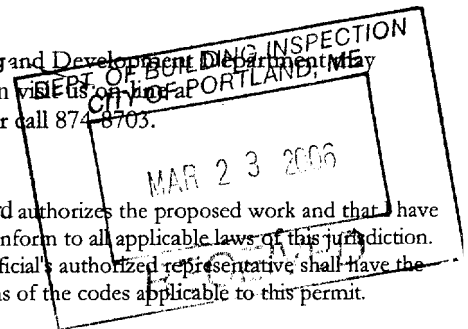
General Building Permit Application

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>11-13 Garrison Drive</u>		
Total Square Footage of Proposed Structure <u>2,376</u>		Square Footage of Lot <u>2,946</u>
Tax Assessor's Chart, Block & Lot Chart# <u>371</u> Block# <u>A</u> Lot# <u>43</u>		Owner: <u>Michael J. ...</u> Telephone: <u>834-1669</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>220,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: _____ If vacant, what was the previous use? <u>vacant</u> Proposed Specific use: <u>condo</u>		
Project description: <u>2 story</u> <u>single</u> <u>w/2 car</u> <u>2007 build</u> <u>site</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: _____		+ \$ <u>75</u> <u>cost</u> <u>2,376</u>
Mailing address: _____	Phone: _____	

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: [Signature] Date: 3/22/06

This is not a permit; you may not commence ANY work until the permit is issued.

From: Jay Reynolds
To: Single Family Signoff
Date: 3/29/2006 3:36:43 PM
Subject: 41 Ball Park Drive

CBL 371A043,
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

Applicant: Martell Builders LLC

Date: 3/28/06

Address: 41 Ballpark Dr. (Lot 13)

C-B-L: 371-A-043

Permit # - 06-0382

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R2

Interior or corner lot -

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

Sevage Disposal - City

Lot Street Frontage - min 55' - 110' given.

Front Yard - 25' min. - 25' scaled

Rear Yard - 25' min - 26' scaled from backstep.

Side Yard - 2 story - 14' min 25' scaled from chimney on left.
1 1/2 story - 12 min 23' scaled from garage on right

Projections - rear entry steps
front entry steps.

Width of Lot - 80' min. - 110.5' scaled.

Height - 35' max - 24.7' scaled

Lot Area - 10,000 sq ft min - 10,046 sq ft given

Lot Coverage/ Impervious Surface - 20% 2009.2 sq ft

Area per Family - 70,000 sq ft

Off-street Parking - 2 spaces required - 2 car garage

Loading Bays - N/A

Site Plan - minor / minor 2006-0061

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 2 - zone X

front entry way - 5' x 8' total 40 sq ft allowed under section 14-425

$$\begin{array}{r}
 34 \times 28 = 952 \\
 26 \times 26 = 676 \\
 8 \times 2 = 16 \\
 5 \times 2 = 10 \\
 \hline
 1654
 \end{array}$$

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

2006-0061

Application I. D. Number

3/23/2006

Application Date

Single Family Home

Project Name/Description

Marge Schmuckal

Martell Builders Llc

Applicant

46 Devonshire St , Portland, ME 04103

Applicant's Mailing Address

41 - 41 Ballpark Dr , Portland, Maine

Address of Proposed Site

371 A043001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

2584

10046

Proposed Building square Feet or # of Units

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 3/24/2006

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 | |

66-6382 371-A-43 41 Bell Park

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings Revisions Date
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)		
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	66-015 / foundation	only
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY		
Anchor Bolts/Straps, spacing (Section R403.1.6)		
Lally Column Type (Section R407)		
Girder & Header Spans (Table R 502.5(2))	3" x 10'S - OK	
Built-Up Wood Center Girder	1" "	
Dimension/Type	2x6 PT	
Sill/Band Joist Type & Dimensions		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10'S	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10'S	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	OK	

06-0382

<p>Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)</p>	<p>2x10's OK 1/2"</p>	
<p>Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))</p>	<p>Roof? ✓ Walls + Floors - OK</p>	
<p>Fastener Schedule (Table R602.3(1) & (2))</p>	<p>Per IRC</p>	
<p>Private Garage (Section R309) Living Space? (Above or beside)</p>	<p>Yes</p>	
<p>Fire separation (Section R309.2)</p>	<p>5/8" walls + ceilings</p>	<p>OK - OK</p>
<p>Opening Protection (Section R309.1)</p>		<p>OK</p>
<p>Emergency Escape and Rescue Openings (Section R310)</p>		
<p>Roof Covering (Chapter 9)</p>	<p>Asph/Flt - OK</p>	
<p>Safety Glazing (Section R308)</p>		<p>OK</p>
<p>RAIL ACCESS (SECTION R601)</p>	<p>OK - 22x30</p>	<p>OK</p>
<p>Chimney Clearances/Fire Blocking (Chap. 10)</p>	<p>OK - shears 2"</p>	<p>3-2x11" - OK - 1"</p>
<p>Header Schedule (Section 502.5(1) & (2))</p>	<p>Used for all windows + doors - 11/2" x 11/2" Lam beams sized.</p>	
<p>Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration</p>	<p>Floors - 14-21" Walls = R-15 Roof = R-38</p>	<p>U-values = 0.31</p>

①

①

371-A-43

16-6382

Type of Heating System		
Means of Egress (Sec R311 & R312)		
Basement 2		
Number of Stairways 4		
Interior 2		
Exterior 2		
Treads and Risers (Section R311.5.3)	Shows 10" T	+ 7 1/4" Rise on one set
Width (Section R311.5.1)	OK	
Headroom (Section R311.5.2)	OK	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	OK	on detail page
Smoke Detectors (Section R313) Location and type/Interconnected		OK
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)		N/A
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)		only 2 steps
Deck Construction (Section R502.2.1)		OK plan shows deck on other deck #8.

3

4) W/ht roof framing plan. - OK