

Form # P 04

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING**

**PERMIT**

Permit Number: 101470

This is to certify that Ed & Sons Properties Llc /self  
has permission to Build new 24' x 28' one story detached garage  
AT 87 Skylark Rd CB# 347 D001001

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.

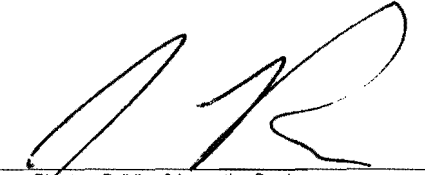
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise red-in. 24 HOURS 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

  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**PERMIT ISSUED**

FEB - 7 2011

City of Portland

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 10-1470	Issue Date:	CBL: 347 D001001
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Location of Construction: 87 Skylark Rd	Owner Name: Fd & Sons Properties Llc	Owner Address: 87 Skylark Rd	Phone:
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family / Build new 24' x 28' one story detached garage.	Permit Fee: \$140.00	Cost of Work: \$11,500.00	CEO District: 5	17,493
Proposed Project Description: Build new 24' x 28' one story detached garage.		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IR 9, 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: _____					

Permit Taken By: gg	Date Applied For: 11/24/2010	<b>Zoning Approval</b>			
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- 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..
- PERMIT ISSUED**
- FEB - 7 2011

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 11/29/10	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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:
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City of Portland

**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: 10-1470	Date Applied For: 11/24/2010	CBL: 347 D001001
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Location of Construction: 87 Skylark Rd	Owner Name: Fd & Sons Properties Llc	Owner Address: 87 Skylark Rd	Phone:
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family / Build new 24' x 28' one story detached garage.	Proposed Project Description: Build new 24' x 28' one story detached garage.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 11/29/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits shall be required for future decks, sheds, pools, and/or garages. 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. 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: Jonathan Rioux	Approval Date: 02/07/2011
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Triple 2 X 12" Girders required for proposed garage door opening. 2) Fastener schedule per the IRC 2003 3) The attic scuttle opening must be 22" x 30". 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.			

<b>Comments:</b>
12/22/2010-jrioux: Specs do not meet code for shallow foundations, Owner will submit specs for > or = to 600 sq. Feet. Waver or traditional frost wall pinned to ledge.
2/7/2011-jrioux: Received fax from Owner, i.e. amended plan, with 4 ft frost protection, home owner will "pin to ledge" if need be.

PERMIT ISSUED

FEB -7 2011

City of Portland

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

  X   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

  X   **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating, drywalling or covering.**

  X   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**



# 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>87 SKYLARK Rd. PORTLAND, ME</u>		
Total Square Footage of Proposed Structure/Area <u>672</u>	Square Footage of Lot <u>17,488</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>347-D-1-3, 349-H-9-10</u> <u>2/347 0001</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Adrienne DiDonato</u> Address <u>87 SKYLARK Rd</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Telephone: <u>797-3098</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>18,500.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>140.00</u>
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>CONSTRUCT A 24'x18' ONE STORY GARAGE</u>		
Contractor's name: <u>FRANK J. DONATO</u> Address: <u>87 SKYLARK Rd</u> City, State & Zip: <u>PORTLAND, ME</u> Telephone: <u>797-3098</u> Who should we contact when the permit is ready: <u>FRANK J. DONATO</u> Telephone: <u>233-7780</u> Mailing address: <u>87 SKYLARK Rd, PORTLAND, ME 04103</u>		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division 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: Frank DiDonato Date: 11-23-10

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

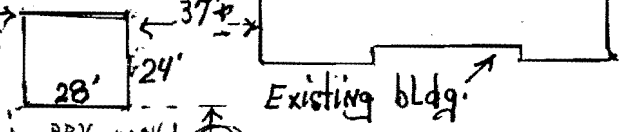
Coolidge Ave

Lot 8 Lot 7 Lot 6 Lot 5

Prop. Line  
165'

R-3 Zone  
check m  
Site  
Front: 25' min - 25' shown  
Rear: 25' min - ~ 62'  
Side: 1 story - 8' min - 20'  
Shown  
OK

40'  
Proposed GARAGE



Existing bldg.

Prop. Line  
141'

DRY WAY

AREA 17,488 SF

min. required

SkyLARK Rd

Lot 12

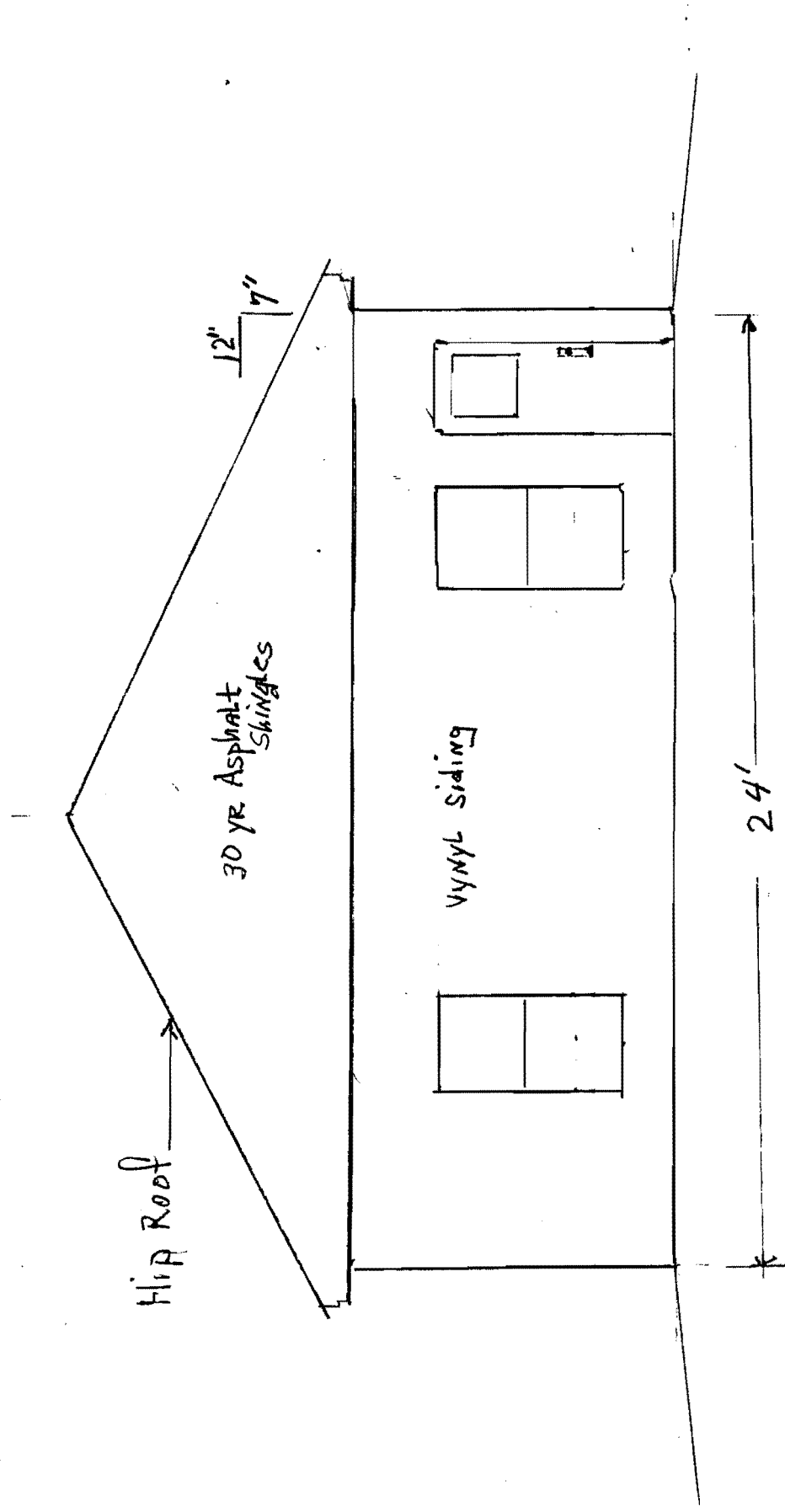
Lot 13

25' 11'  
24' 49'  
49' (62')

Block 347-D-123, 349-H-9-10  
Book 2866, Pg 324

FRANK DiDonato  
87 SKLARK Rd.  
PORTLAND, ME

Plot PLAN, for proposed garage  
Nov. 10, 2010



Hip Roof

30 yr Asphalt Shingles

Vinyl Siding

24'

E. Elev. 1/4" scale

Proposed Garage  
FRANK DiDONATO

FRANK DiDONATO

2"x10" Ridge Pole

35yr Asphlat

15 lb. Felt

5/8" Plywd CDX

2x8 RAFTER  
16" O.C.

Dbl. Plate

2x6" stud

5/8" plywd CDX

VYNYL siding

2x6" PT PLATE

6" CONC Slab

18"

#5 BAR

2x8" 16" O.C.

8'-4 1/2"

TRIPLE 2"x8" Headers

7'-6"

Garage dr. detail

Not to scale

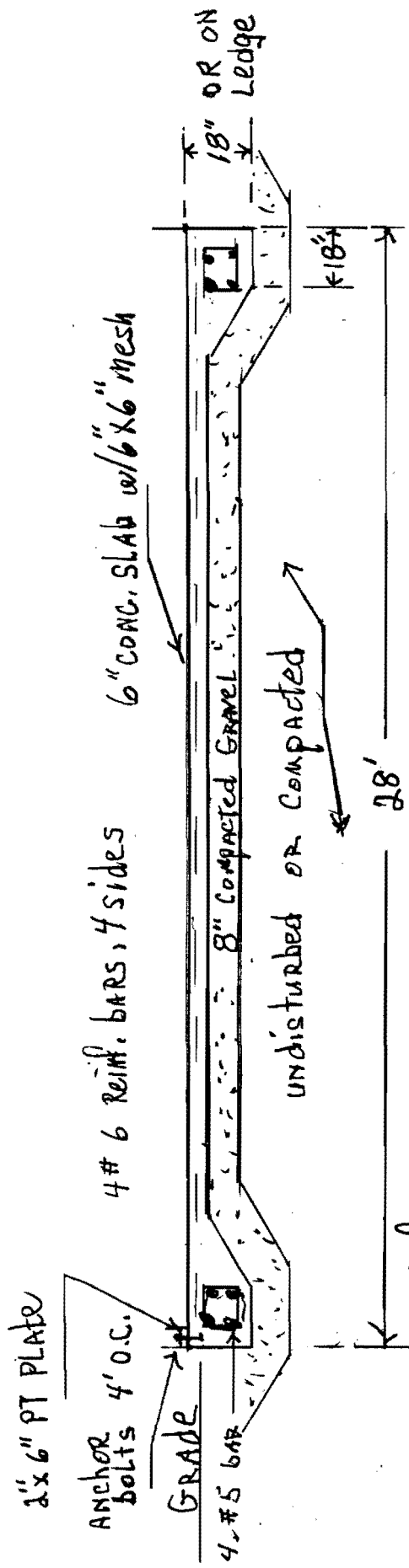
Cross Section

1/4" scale

2x6x16OC



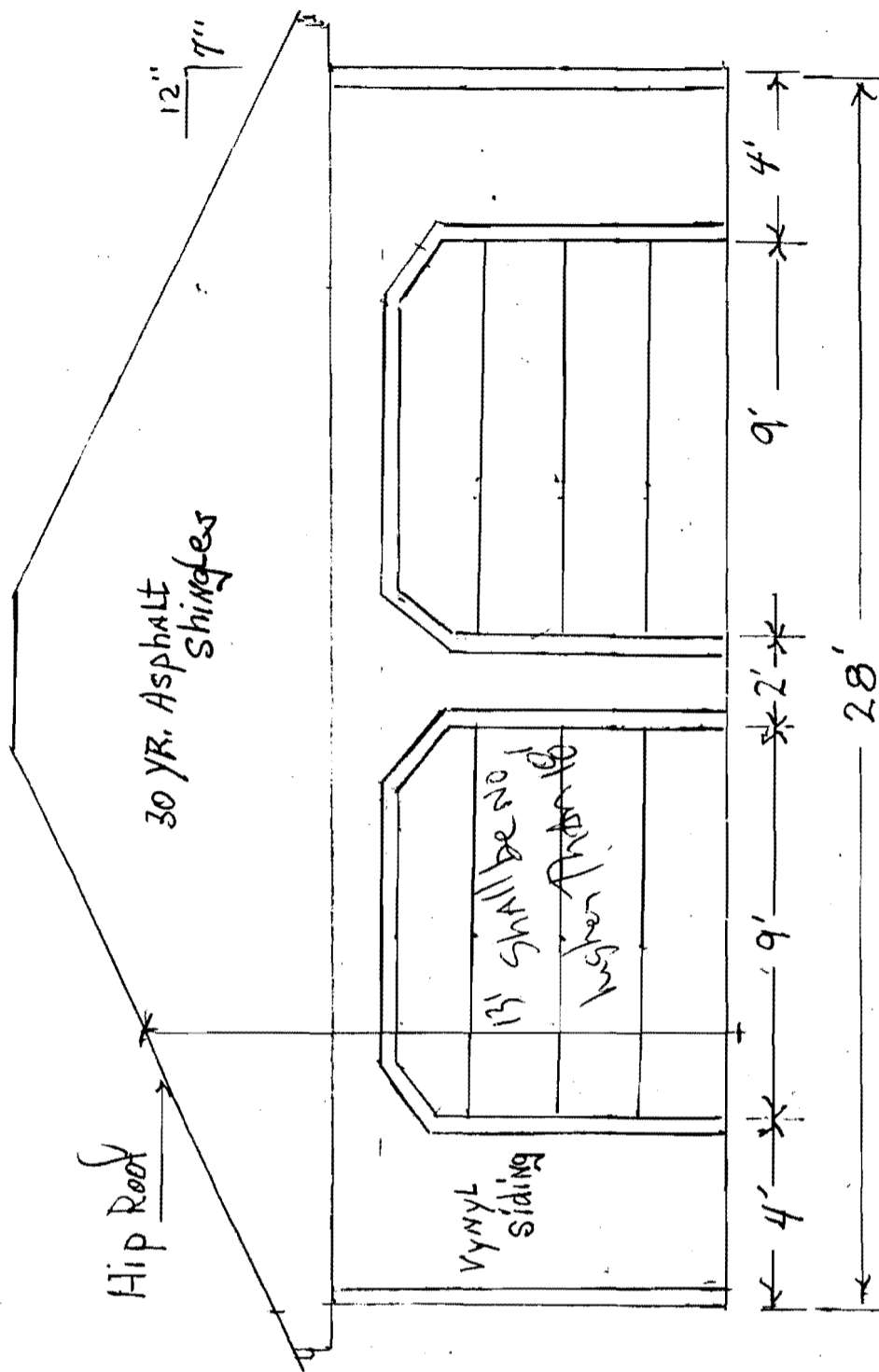
Proposed Garage 24'x28'



Reinforced CONG. SLAB PLAN

FRANK DiDONATO  
87 SKYLARK RD.  
PORTLAND, ME

11-12-10



Proposed garage  
FRANK D. DONATO

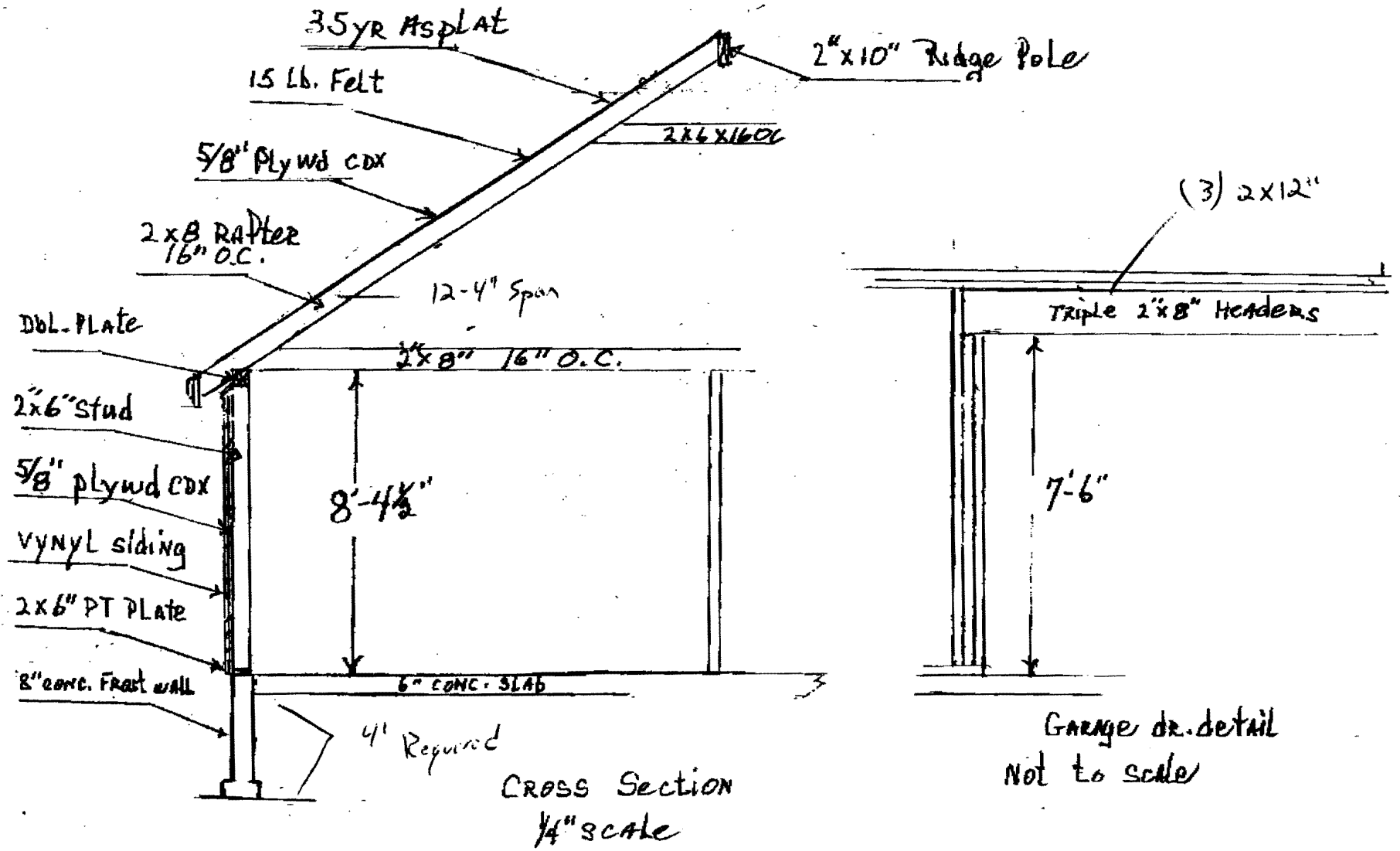
S. Elev. 1/4" SCALE

RECEIVED

FEB - 2 2011

Dept. of Building Inspections  
City of Portland Maine

FRANK DiDONATO



FEB-01-2011 12:54 PM FRANK DIDONATO

Pg 2 of 2 John Rioux

7970142

P.02

RECEIVED

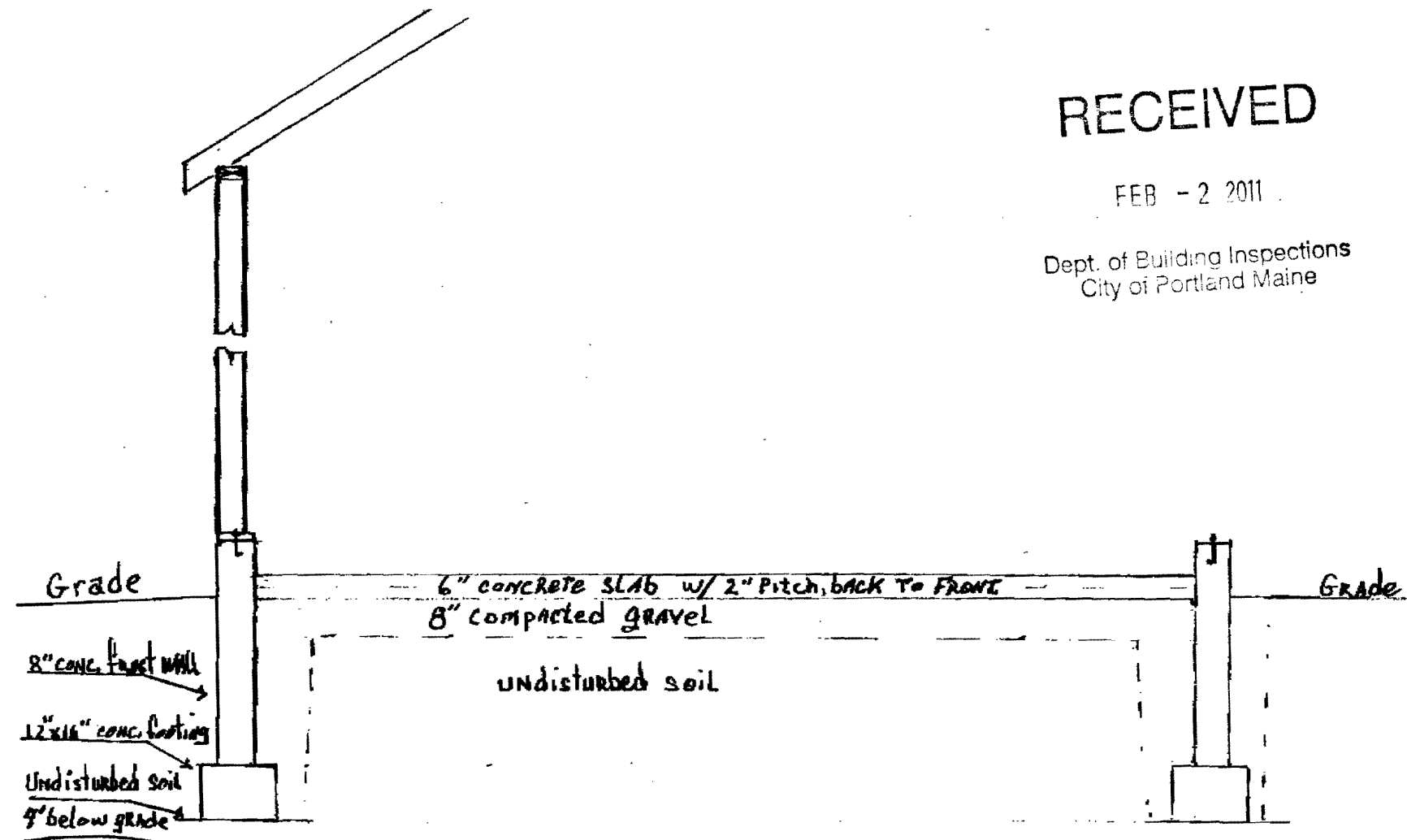
FEB - 2 2011

Dept. of Building Inspections  
City of Portland Maine

FEB-01-2011 12:54 PM FRANK DIDONATO

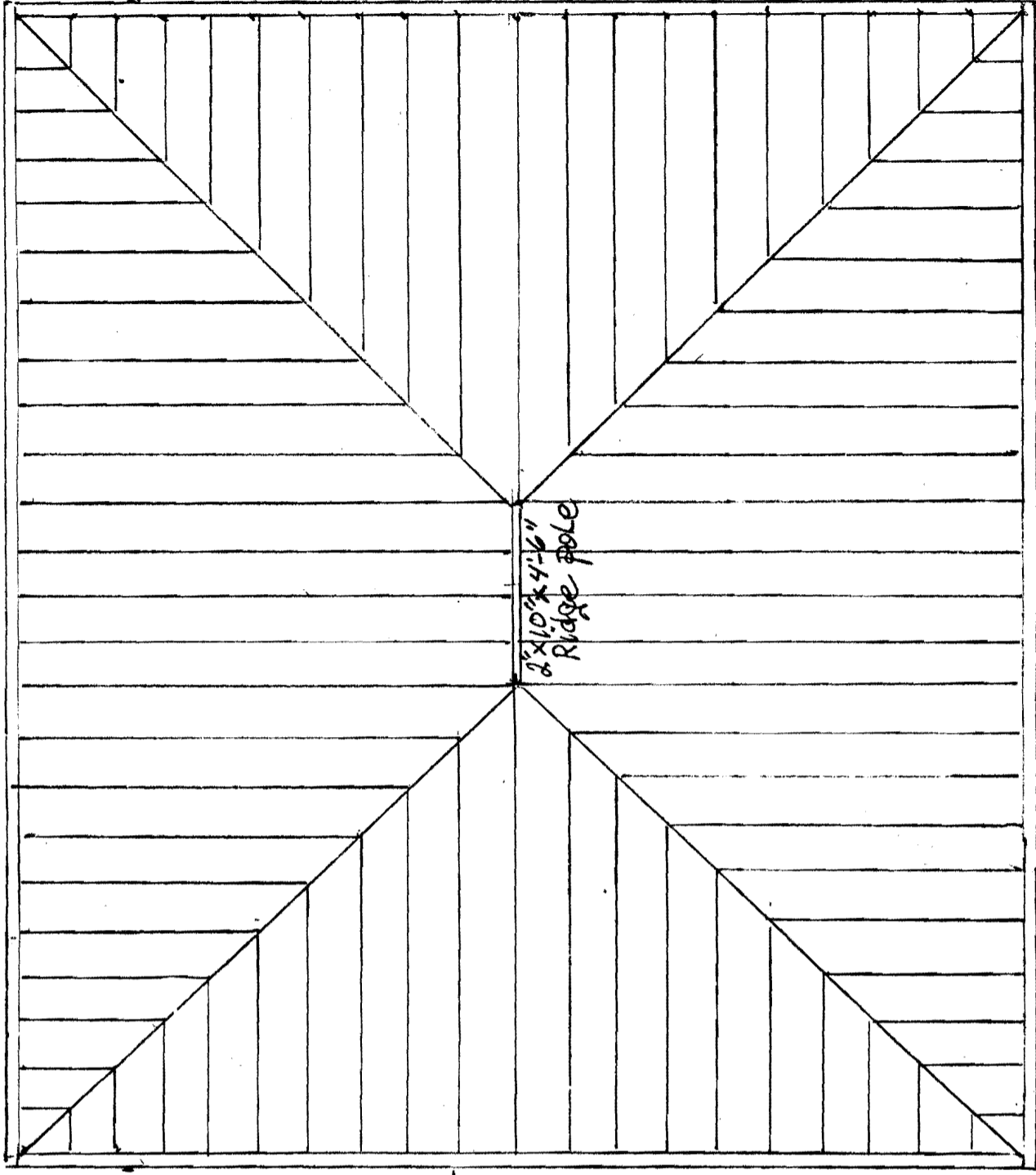
PG 1 of 2 John Riely

7970142



Proposed GARAGE  
Foundation fast wall  
24' x 28'

FRANK Di'DONATO  
87 SKYLARK Rd.  
PORTLAND, ME



2'x10"

FRANK DiDONALD

ROOF FRAMING 2'x8"x16" O.C.

1/4" Scale



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

**Original Receipt**

Nov. 24 2010

Received from Frank Pedroni, Inc.

Location of Work 27 Myrtle

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \_\_\_\_\_

Building (1L)  Plumbing (1S) \_\_\_\_\_ Electrical (1Z) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 247.0001

Check #: 155.96 Total Collected \$ 140.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: Raylo

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



# Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at [www.portlandmaine.gov](http://www.portlandmaine.gov), in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

**One (1) complete set of construction drawings must include:**

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are also required if original plans are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

**Separate permits are required for internal & external plumbing, HVAC, and electrical installations.**

**If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:**

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost**

**This is not a Permit; you may not commence any work until the Permit is issued.**