

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

Normand Berube Builders, Inc./Normand Berube Builders,  
Inc.

**PERMIT ID:** 2012-65665

**Located at**

88 SKYLARK RD

**CBL:** 349 I007001

has permission to **New 1 story, 3 bedroom, 2 bathroom (32' x 50') w. attached garage (20' x 22')**  
**Single Family Home**

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

\_\_\_\_\_  
Fire Prevention Officer

 01/17/13  
\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

*closed*

SCANNED



# Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development  
Building Inspections Division



Location: 88 SKYLARK RD

CBL: 349 I007001

Issued To: Normand Berube Builders, Inc./Normand Berube Builders, Inc.

Issued Date: 04/25/2013

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 201265665 has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

USE GROUP R-3

TYPE 5-B

SINGLE FAMILY DWELLING

IRC 2009 (MUBEC)

LIMITING CONDITIONS: NONE

Approved:

Inspector

Inspection Division Director

Return to owner upon the sale of the property.

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

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

Permit No:	Issue Date:	CBL:
2012-65665		349 1007001

<b>Location of Construction:</b> 88 SKYLARK RD	<b>Owner Name:</b> Normand Berube Builders, Inc.	<b>Owner Address:</b> 1040 Portland Rd. Saco, ME 04072		<b>Phone:</b> (207) 883-8270
<b>Business Name:</b>	<b>Contractor Name:</b> Normand Berube Builders, Inc.	<b>Contractor Address:</b> 1040 Portland Rd. Saco ME 04072		<b>Phone</b> (207) 883-8270
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> New Single Family		<b>Zone:</b> R3
<b>Past Use:</b> vacant land	<b>Proposed Use:</b> Single Family Home	<b>Permit Fee:</b> \$1,845.00	<b>Cost of Work:</b> \$175,000.00	<b>CEO District:</b> 8
<b>Proposed Project Description:</b> New 1 story, 3 bedroom, 2 bathroom, w. attached garage Ranch Style Single Family Home - 50'x30' ± 20'x20' (garage)		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A <i>Per Capt. Picard</i>		<b>INSPECTION:</b> Use Group: R3 Type: 5B IRC, 2009 (MURSEC) <i>AR</i>
		<b>Signature:</b> <b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 12/20/2012	<b>Zoning Approval</b>		
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..		<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>Panel 2 - rarex</i> <input type="checkbox"/> Subdivision <i>N/A</i> <input checked="" type="checkbox"/> Site Plan <i>Level 1 Minor Residential</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>Ok w/ condition</i> Date: 1/16/13	<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: <i>1/16/13</i>

## 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

- 2-6-13 DWM Mike 229-5798 Footing as per plan OK
- 2-11-13 DWM Backfill OK
- 2-14-13 DWM underslab plumbing OK Jerry 4686041
- 3-11-13 GF/BKL OK chose in - change washer vent to 45°  
- install trap for Boiler  
condensate drain
- 4-17-13 DWM/BKL/Capt Pirone window 42" AFG, NEED FP?  
Final inspection Install smoke detector, Provide DRC approval
- 4-25-13 DWM Final OK



Memorandum  
Department of Planning and Development  
Planning Division

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TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: April 25, 2013

RE: C. of O. for # 88 Skylark Drive, Berube Single Family Home  
(Id#2012-65665) (CBL 349 I 007001)

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After visiting the site, I have the following comments:

Site work complete:

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

Cc: Tammy Munson, Inspection Services Manager  
Barbara Barhydt, Development Review Services Manager  
File: 1 Solution

201265665

# 11204

# PLUMBING PERMIT APPLICATION

## PROPERTY ADDRESS

Street: 88 SkyLink RD.

CBL: 349 1007

## PROPERTY OWNER(S) NAME

NAME: Berube Norman

Applicant Name: Gerard G. Letellier

Mailing Address of Owner/Applicant (if Different) P.O. Box 1151 Bid. Me. 04005

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector(s) to deny a permit.

Signature of Owner/Applicant Date

Town/City PORTLAND

Permit # 2013 00274

Date Permit Issued 2/12/13 Fee: \$ 130 Double Fee Charged [ ]

Local Plumbing Inspector Signature

L.P.I. # 360

The Internal Plumbing Fixtures and Piping shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the plumbing system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules Application.

Date Approved (Rough-in)

LPI Signature

Date Approved (Final)

## PERMIT INFORMATION

### This Application is for

- ☒ NEW PLUMBING
- ☐ RELOCATED PLUMBING

### Type of Structure to be Served

- ☒ SINGLE FAMILY RESIDENCE
- ☐ MODULAR OR MOBILE HOME
- ☐ MULTIPLE FAMILY DWELLING
- ☐ OTHER-SPECIFY \_\_\_\_\_

### Plumbing to be Installed by:

NAME: Gerard Letellier

- ☒ MASTER PLUMBER
- ☐ OIL BURNERMAN
- ☐ MFG'D HOUSING DEALER / MECHANIC
- ☐ PUBLIC UTILITY EMPLOYEE
- ☐ PROPERTY OWNER

LICENSE # 4457

Please call 874-8703 with your permit # to schedule inspections!

RECEIVED  
FEB 12 2013  
Dept. of Building Inspections  
City of Portland Maine

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2 Number Type of Fixture	Column 1 Number Type of Fixture
<input type="checkbox"/> HOOK-UP: to public sewer by those cases where the connection is not regulated and inspected by the local sanitary district.	<input type="checkbox"/> 2 Hosebib / Sillcock	<input type="checkbox"/> 1 Bathtub (and Shower)
	<input type="checkbox"/> Floor Drain	<input type="checkbox"/> Shower (separate)
	<input type="checkbox"/> Urinal	<input type="checkbox"/> Sink
	<input type="checkbox"/> Drinking Fountain	<input type="checkbox"/> 2 Wash Basin
	<input type="checkbox"/> Indirect Waste	<input type="checkbox"/> 2 Water Closet (Toilet)
<input type="checkbox"/> HOOK-UP: to an existing subsurface wastewater disposal system	<input type="checkbox"/> Water Treatment Softener, Filter, Etc.	<input type="checkbox"/> 1 Clothes Washer
	<input type="checkbox"/> Grease / Oil Separator	<input type="checkbox"/> 1 Dish Washer
	<input type="checkbox"/> Roof Drain	<input type="checkbox"/> Garbage Disposal
<input type="checkbox"/> PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	<input type="checkbox"/> Bidet	<input type="checkbox"/> Laundry Tub
	<input type="checkbox"/> Other: _____	<input type="checkbox"/> 1 Water Heater
	<input type="checkbox"/> Fixtures (Subtotal) Column 2	<input type="checkbox"/> Fixtures (Subtotal) Column 1
OR		<input type="checkbox"/> 10 TOTAL FIXTURES
<input type="checkbox"/> TRANSFER FEE \$[10.00]	Fees by fixture: First 4 fixtures = \$40 Over 4 = \$10/fixture + \$10 Surcharge	<input type="checkbox"/> 2 Fixture Fee
		<input type="checkbox"/> 12 Transfer Fee
		<input type="checkbox"/> Hook-Up & Relocation Fee
Please call 874-8703 with your permit # to schedule inspections!		130 PERMIT FEE (TOTAL)

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (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 Inspections 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.**

**REQUIRED INSPECTIONS:**

Footings/Setbacks  
Foundation/Backfill  
Close-in/Elec./Plmb./Framing  
Certificate of Occupancy/Final

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

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

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

<b>Permit No:</b> 2012-65665	<b>Date Applied For:</b> 12/17/2012	<b>CBL:</b> 349 I007001
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<b>Location of Construction:</b> 88 SKYLARK RD	<b>Owner Name:</b> Normand Berube Builders, Inc.	<b>Owner Address:</b> 1040 Portland Rd.	<b>Phone:</b> (207) 883-8270
<b>Business Name:</b>	<b>Contractor Name:</b> Normand Berube Builders, Inc.	<b>Contractor Address:</b> 1040 Portland Rd. Saco	<b>Phone:</b> (207) 883-8270
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> New Single Family	

<b>Proposed Use:</b> Single Family Home	<b>Proposed Project Description:</b> New 1 story, 3 bedroom, 2 bathroom (32' x 50') w. attached garage (20' x 22') Single Family Home
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**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Ann Machado      **Approval Date:** 01/16/2013**Note:**      **Ok to Issue:** ☒

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 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.

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Jon Rioux      **Approval Date:** 01/17/2013**Note:**      **Ok to Issue:** ☒

- 1) A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.  
  
Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
- 2) R316.5.10 Interior finish. Foam plastics shall be permitted as interior finish where approved in accordance with Section R316.6 Foam plastics that are used as interior finish shall also meet the flame spread index and smoke-developed index requirements of Sections R302.9.1 and R302.9.2.
- 3) Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Contractor agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).
- 4) From the residence and attics- not less than 1/2-inch gypsum board or equivalent applied to the garage side.
- 5) Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 6) Foundation Drainage: Fabric, Damp proofing shall comply with Section R405 & R406, see attachment.
- 7) A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
- 8) A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
- 9) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 10) Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.

<b>Location of Construction:</b> 88 SKYLARK RD	<b>Owner Name:</b> Normand Berube Builders, Inc.	<b>Owner Address:</b> 1040 Portland Rd.	<b>Phone:</b> (207) 883-8270
<b>Business Name:</b>	<b>Contractor Name:</b> Normand Berube Builders, Inc.	<b>Contractor Address:</b> 1040 Portland Rd. Saco	<b>Phone</b> (207) 883-8270
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> New Single Family	

**Dept:** Fire      **Status:** Approved w/Conditions      **Reviewer:** Chris Pirone      **Approval Date:** 01/17/2013  
**Note:** Approved per Capt. Pirone, JGR.      **Ok to Issue:** ☒

- 1) All construction shall comply with City Code Chapter 10.  
A sprinkler system shall be installed.  
A separate no fee One- or Two-family Fire Sprinkler Permit is required.  
All smoke detectors and smoke alarms shall be photoelectric.  
Hardwired Carbon Monoxide alarms with battery back up are required on each floor.  
Sprinkler requirements  
The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.  
All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.  
Application requires State Fire Marshal approval.  
Install an NFPA 13D automatic sprinkler system.

**Dept:** DRC      **Status:** Approved w/Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 01/16/2013  
**Note:** 1-4-13 Sent applicant review comments. Waiting for a revised site plan to be submitted.      **Ok to Issue:** ☒

- 1) 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.
- 2) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator 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. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 3) A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
- 4) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 5) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 6) This site plan is approved for the construction of a relocated driveway opening and curb cut. The existing curb cut must be closed prior to the issuance of any certificate of occupancy (temporary or permanent).
- 7) The Planning Department Development Review Coordinator must receive a copy of the recorded deed (based on the sample deed that was approved by the City's Legal Department during the project's subdivision review and approval), that includes the CCRD book and page numbers, prior to the issuance of either a temporary or permanent certificate of occupancy.
- 8) The limits of allowable clearing shall be clearly marked with flagging or temporary fencing. Absolutely no clearing is to take place within, or encroach into the "do not disturb/no cut" zone. All conditions listed in the approved subdivision plan, as they relate to this lot shall be followed.
- 9) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822.The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 10 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 11 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.
- 12 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

<b>Location of Construction:</b> 88 SKYLARK RD	<b>Owner Name:</b> Normand Berube Builders, Inc.	<b>Owner Address:</b> 1040 Portland Rd.	<b>Phone:</b> (207) 883-8270
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<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> New Single Family	

- 13 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 14 Trees lost within the tree save areas, due to construction activity, shall be replaced "in kind" or as approved by the City Arborist or Planning Staff, per note #21 of the Phase I recording plat recorded in the CCRD on October 14, 2012 in Plan Book 210 Page 345.
- 15 Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
- 16 The site shall be developed and maintained as depicted in the approved site plan, written submission of the applicant, and these written conditions of approval. The modification of the approved site plan or alteration of a parcel which was the subject of site plan approval shall require the prior approval of a revised site plan by the Planning Authority.

Applicant: Normand Berville Builders, Inc.

Date: 12/28/12

Address: 88 Skyline Rd (lot 17)

C-B-L: 349-I-007

perm. # - 2012-65665

# CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-3

Interior or corner lot - interior

Proposed Use/Work - build new single family one story ranch (50' x 32') w/ 20 x 22' garage (attached)

Sewage Disposal - public

Lot Street Frontage - 50' min - 85.35' (subdivision plat)

Front Yard - 25' min. 24' to garage scaled (OK)

Rear Yard - 25' min - 52.5' scaled (OK)

Side Yard - 8' - 1 story - 24' on right scaled (OK)  
24' on left scaled (OK)

Projections -

Width of Lot - 65' min - 80' scaled (OK)

Height - 35' max - 15' scaled

Lot Area - 6500 sq ft min - 12,372 (subdividing lot)

Lot Coverage/Impervious Surface - 35% = 4330.2 sq ft

$$32 \times 70 = 2240$$

$$8 \times 12 = 96$$

$$20 \times 22 = 440$$

$$\frac{2240 + 96 + 440}{12,372} = 21.36\% \text{ (OK)}$$

Area per Family - 6500 sq ft (OK)

Off-street Parking - 2 spaces - two car garage - (OK)

Loading Bays - N/A

Site Plan - Level I Minor Residential Site Plan

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 2 - Zone X

Project Address:		
Total Square Footage of Proposed Structure/Area: <u>2040 S.F.</u>	Area of lot (total sq. ft.): <u>12,372 SF</u> Garage: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Sq. Ft.: <u>520</u>	Number of Stories: <u>1</u> Number of Bathrooms: <u>2</u> Number of Bedrooms: <u>3</u>
Tax Assessor's Chart, Block & Lot(s): Chart# <u>349</u> Block # <u>I</u> Lot # <u>7</u>		
Current legal use: <u>OPEN BLDG. LOT</u> Number of Residential Units <u>NONE</u> If vacant, what was the previous use? <u>OPEN BLDG. LOT</u> Is property part of a subdivision? <u>YES</u> If yes, please name <u>SKYLARK COMMONS</u>		
Project Description: <u>CONSTRUCT SINGLE FAMILY (ONE STORY) RANCH STYLE HOME</u>		
Applicant – must be owner, Lessee or Buyer Name: <u>NORMAND BERUBE BLDRS, INC</u> Business Name, if applicable: Address: <u>1040 PORTLAND RD, SUITE-TWO</u> City/State: <u>SALO / ME.</u> Zip Code: <u>04072</u>		Applicant Contact Information Work # <u>(207) 883-8270</u> Home# Cell # e-mail: <u>nberubebldrs@maine.rr.com</u>
Owner – (if different from Applicant) Name: Address: City/State: Zip Code:		Owner Contact Information Work # Home# Cell # e-mail:
Billing Information Name: <u>(SEE APPLICANT INFO)</u> Address: City/State: Zip Code: Phone Number:		Contact when Building Permit is Ready: Name: <u>(SEE APPLICANT INFO)</u> Address: City/State: Zip Code: Phone Number:

RECEIVED

DEC 17 2012

Planning and Urban Development Department ~ Portland City Hall ~ 389 Congress St. ~ Portland, ME 04101 ~ ph (207)874-8721 or 874-8719 - 2 -

Dept. of Building Inspections  
City of Portland Maine



ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions/Dates
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	16" x 8" + 4'-0" 4" Thick Slab	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)		(11) Condition on porch
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	"N/A"	See Encl (1)
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" 6'-0" o.c. 1'-0" e corners	
Lally Column Type (Section R407)	N/A	
Girder & Header Spans (Table R 502.5(2))		
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions	(2) 2x6" P.T.	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )		
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	N/A	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Trusses	(10)

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	8 <sup>12</sup> Trusses @ 24" O.C. 2x8" @ 16" O.C. Purlin 7' w/ 2x10 Hip	Needs Specs 10
Sheathing; Floor, Wall and Roof (Table R503.2.1.1(1))	Floor: / Wall: 1/2" / Roof: 5/8"	
Fastener Schedule (Table R602.3(1) & (2))		
Private Garage (Section R302.5) Living Space (Above or beside)? Table R302.6 Fire separation (Section R302.6) Opening Protection (Section R302.5.1)	1/2 Gypsum on garage walls	2 "see email" Phone conv. i.e. 1/2 on other portion
Emergency Escape and Rescue Openings (Section R310)	"Annoyed"	3
Roof Covering (Section R905)	Asphalt	4) okay 5) okay
Safety Glazing (Section R308)		6) okay
Attic Access (Section R807)	22x24"	→ 22x30" Min. Req. <sup>Revised</sup> okay
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	→ okay
Header Schedule (Tables R502.5(1) & (2))	(3) 2x10" Door 12) 2x12" Rch	
Energy Efficiency IECC, 2009 R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration Ventilation of Space per ASRAE 62.2, 2007	Roof: R-38 Wall: R-21 Slab: R-10	→ 9 added condition

Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312)		
Basement		
Number of Stairways	N/A	
Interior	(1) 6" step	
Exterior	N/A	7
Treads and Risers (Section R311.5.3)	N/A	
Width (Section R311.5.1)		
Headroom (Section R311.7.2)		
Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)		→ added condition
Carbon Monoxide Alarms (R315)		8
Smoke Alarms (Section R314)		conditions added
Location and Interconnected		
Dwelling Unit Separation (Section R302.3)	N/A	
Deck Construction (Section R502.2)		

**Jonathan Rioux - Re: 88 Skylark Rd**

**From:** "Normand Berube Builders Inc." <nberubebldrs@maine.rr.com>  
**To:** "Jonathan Rioux" <JRIOUX@portlandmaine.gov>  
**Date:** 1/10/2013 12:31 PM  
**Subject:** Re: 88 Skylark Rd  
**Attachments:** 88 Skylark Rd. Revised Bldg. Plan.pdf

Jonathan,

Here is the additional info requested along with revised plans. Please call or email if you need any additional info or clarification. Thanks, Gary

1. No crawlpace anywhere.
2. Yes its slab on grade, possibility it will be radiant heat, client has not decided.  
Refer to Foundation Plan for insulation locations.
3. Added note to Floor Plan & Bdg. Section B indicating Garage interior (walls & ceiling) to have 1/2" sheetrock.
5. Revised note of window # 3 & # 4 in window schedule. This unit meets egress requirements with a finished sill ht. of 24 1/2".
6. Changed note on Bldg. Section A to indicate roofing to asphalt roof shingles.
7. Revised note of window # 5 in window schedule to indicate tempered glass req.
8. Revised size to 22"x30" on plan.
9. No chimney. Lp direct vent furnace.
- 10.(3) 2x10 headers at all openings.
11. None
12. None, (1) 6" step.
13. None.
14. Carbon Monoxide/photo elec. smoke alarm indicated on plan in hall outside of Bedrooms.
15. Photo electric smoke alarm locations indicated on plan in Bedrooms.
16. None.

----- Original

Message -----

**From:** Jonathan Rioux

**To:** nberubebldrs@maine.rr.com

**Sent:** Wednesday, January 09, 2013 3:07 PM

**Subject:** 88 Skylark Rd

Afternoon.

The information below is missing on the building permit application, can you provide a response, and mark the plans with the appropriate notations?

1. Is there a crawl space? Is so it must comply with (Section R408.1 & R408.3)
2. Is the first floor slab on grade, radiant heat?
3. Private Garage (Section R302.5) Beside Living Space (Storage above?) Table R302.6 Fire separation (Section R302.6)?
5. Emergency Escape and Rescue Openings (Section R310), egress windows for each bedroom,

## Jonathan Rioux - 88 Skylark Rd

---

**From:** Jonathan Rioux  
**To:** nberubeldrs@maine.rr.com  
**Date:** 1/9/2013 3:07 PM  
**Subject:** 88 Skylark Rd

---

Afternoon.

The information below is missing on the building permit application, can you provide a response, and mark the plans with the appropriate notations?

1. Is there a crawl space? Is so it must comply with (Section R408.1 & R408.3)
2. Is the first floor slab on grade, radiant heat?
3. Private Garage (Section R302.5) Beside Living Space (Storage above?) Table R302.6 Fire separation (Section R302.6)?
5. Emergency Escape and Rescue Openings (Section R310), egress windows for each bedroom, finish height?
6. Roof Covering (Section R905)?
7. Safety Glazing (Section R308)?
8. Attic Access (Section R807) (22 by 30 inch is the minimal)?
9. Chimney Clearances/Fire Blocking (Chap. 10)?
10. Header Schedule (Tables R502.5(1) & (2)) 2 by 10 inch for each window?
11. Number of Stairways
12. Interior, from garage?
13. Exterior?
  - a. Treads and Risers (Section R311.5.3)
  - b. Width (Section R311.5.1)
  - c. Guardrails and Handrails(Section R312 & R311.5.6 – R311.5.6.3)
14. Carbon Monoxide Alarms (R315)?
15. Smoke Alarms (Section R314)?
  - a. Location and Interconnected
16. Deck Construction (Section R502.2)?

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 207.874.8703  
[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)

finish height?

6. Roof Covering (Section R905)?
7. Safety Glazing (Section R308)?
8. Attic Access (Section R807) (22 by 30 inch is the minimal)?
9. Chimney Clearances/Fire Blocking (Chap. 10)?
10. Header Schedule (Tables R502.5(1) & (2)) 2 by 10 inch for each window?
11. Number of Stairways
12. Interior, from garage?
13. Exterior?
  - a. Treads and Risers (Section R311.5.3)
  - b. Width (Section R311.5.1)
  - c. Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)
14. Carbon Monoxide Alarms (R315)?
15. Smoke Alarms (Section R314)?
  - a. Location and Interconnected
16. Deck Construction (Section R502.2)?

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Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

**DEVELOPMENT REVIEW FEES:**

Payment may be made in cash, credit card or check addressed to the City of Portland.

<b>Level I Minor Residential Site Plan</b>	<b>Fees Paid:</b>
1. Application Fee - \$300.00	\$ <u>300-</u>
2. Inspection Fee - \$100.00 (for site plan inspection by the Planning Division)	\$ <u>100-</u>
3. Certificate of Occupancy Fee - \$75.00	\$ <u>75-</u>
4. Building Permit (Cost of Work)	\$ <u>1,770-</u>
<b>Total Due:</b>	\$ <u>2,245-</u>
<b>Building Permit Fee</b> - \$30 for the first \$1,000 construction cost - \$10 every additional \$1,000.	
<b>Performance Guarantee</b> - Exempt except for those projects that complete construction in the winter and the site work is incomplete.	

Please submit all of the information outlined on the applicable Checklist, shown on Page 4 and 5 of this Application. In addition, a CD or PDF (e-mailed to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)) of the entire Application, including all plans, must be submitted with the Application. Failure to do so may result in the automatic denial of your permit.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: [www.portlandmaine.gov](http://www.portlandmaine.gov). Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.


**Property Taxes:**

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 a permit of any kind is accepted.

**Separate Permits:**

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

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 Planning Authority and Code Enforcement'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.

<b>Signature of Applicant:</b> 	<b>Date:</b> <u>12.17.12</u>
---	---------------------------------

This is not a permit - you may not commence any work until the permit is issued.

(A CD or PDF (e-mailed to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)) of the entire application, including all plans, must be submitted with the application.)

<b>General Submittal Requirements – Level I Minor Residential</b>			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
✓	✓	2	Completed application form and check list.
✓	✓	1	Application fees.
✓	✓	2	Evidence of right, title and interest. — purchase's sales.
N/A		2	Copies of required state and/or federal permits.
N/A		2	Written Description of existing and proposed easements or other burdens.
N/A		2	Written requests for waivers from individual site plan and/or technical standards.
✓	✓	2	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application.

<b>Site Plans and Boundary Survey Requirements – Level I Minor Residential</b>			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
✓		3	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
✓		▪	Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone.
✓		▪	Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).
✓		▪	Location and dimension of existing and proposed paved areas.
✓		▪	Proposed ground floor area of building.
✓		▪	Finish floor elevation (FEE) or sill elevation.
✓		▪	Exterior building elevations (show all 4 sides).
✓		▪	Existing and proposed utilities (or septic system, where applicable)
✓		▪	Existing and proposed grading and contours.
✓		▪	Proposed stormwater management and erosion controls.
✓		▪	Total area and limits of proposed land disturbance.
✓		▪	Proposed protections to or alterations of watercourses.
N/A		▪	Proposed wetland protections or impacts.
✓		▪	Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).



✓		▪ Existing and proposed curb and sidewalk, except for a single family home.
N/A		▪ Existing and proposed easements or public or private rights of way.
N/A		▪ Show foundation/perimeter drain and outlet.
N/A		▪ Additional requirements may apply for lots on unimproved streets.

### Building Permit Submittal Requirements –Level I: Minor Residential Development

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
✓		1	One (1) complete set of construction drawings must include:
✓			▪ Cross section with framing details
✓			▪ Floor plans and elevations to scale
N/A			▪ Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
✓			▪ Window and door schedules
✓			▪ Foundation plans w/required drainage and damp proofing , if applicable
N/A			▪ Detail egress requirements and fire separation, if applicable
✓			▪ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
N/A			▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
✓			▪ As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)
✓			▪ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"

**\*\* Reminder: \*\***

1. A CD or PDF of the entire application, including all plans, must be submitted with the application.
2. Separate permits are required for internal and external plumbing, HVAC, and electrical installations.
3. Please submit all of the information outlined in this application checklist.
4. If the application is incomplete, the application may be refused.
5. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

## Site Plan Standards for Review of Level I: Minor Residential

Level I: Minor Residential site plan applications are subject to the following site plan standards\*, as contained in section 14-526 of Article V, Site Plan:

- 14-526 (a) **Transportation Standards:**
    - 2 a. Site Access and Circulation (i) and (ii);
    - 2.c Sidewalks: *(if the site plan is a two- family or multi-family building only)*;
    - 4 a Location and required number of vehicle parking spaces:(i) and (iv)
  - 14-526 (b) **Environmental Quality Standards:**
    - 1. Preservation of significant natural features.
    - 2.a. Landscaping and landscape preservation
    - 2.b. Site landscaping (iii)
    - 3.a. Water quality, stormwater management and erosion control: a., d., e., and f.
  - 14-526 (c) **Public Infrastructure and Community Safety Standards:**
    - 1. Consistency with Master Plan
    - 2. Public Safety and fire prevention
    - 3. Availability and adequate capacity of public utilities; a., c., d., and e.
  - 14-526 (d) **Site Design Standards:**
    - 5. Historic Resources
    - 9. Zoning related design standards
- *Except as provided in Article III of the City Code, or to conditions imposed under Section 14-526(e) only, or to those submission requirements set forth in section 14-527 as relate solely thereto.*



### PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST



A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
  - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
7. Hydrant locations

12/12/2012 11:56 283-4039

NORMAND BERUBE BLDGS

PAGE 02

## PURCHASE AND SALE AGREEMENT - LAND ONLY

December 12, 2012Effective Date  
Effective Date is defined in Paragraph 20 of this Agreement.

1. PARTIES: This Agreement is made between Normand Berube Builders Inc ("Buyer") and E. Didonato & Sons LLC ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (☒ all ☐ part of; if "part of" see para. 22 for explanation) the property situated in municipality of Portland, County of Cumberland, State of Maine, located at 107 17 Skyjack Road and described in deed(s) recorded at said County's Registry of Deeds Book(s) \_\_\_\_\_, Page(s) \_\_\_\_\_.

3. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 90,000.00. Buyer ☐ has delivered; or ☒ will deliver to the Seller within 3 days of the date of this offer, a deposit of earnest money in the amount of \$ 1,000.00. If said deposit is to be delivered after the submission of this offer and is not delivered by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being delivered will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$ \_\_\_\_\_ will be delivered \_\_\_\_\_. Failure by Buyer to deliver this additional deposit in compliance with the above terms shall constitute a default under this Agreement. The remainder of the purchase price shall be paid by a certified or cashier's check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

4. EARNEST MONEY/ACCEPTANCE: E. Didonato and Sons LLC (owner "Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until 12-14-12 (date) 5:00 AM ☒ PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

5. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on January 15th (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 90 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

6. DEED: The property shall be conveyed by a Warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

7. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

9. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other) \_\_\_\_\_. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

August 2008

Page 1 of 4 - PB8-4.0

Buyer(s) Initials

SMB

Seller(s) Initials

ED

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NORMAND BERUBE BLDRS

PAGE 03

10. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Seller's real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer:

CONTINGENCY	YES	NO	DAYS FOR COMPLETION	OBTAINED BY	TO BE PAID FOR BY
1. SURVEY Purpose:	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
2. SOILS TEST Purpose:	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
3. SEPTIC SYSTEM DESIGN Purpose:	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
4. LOCAL PERMITS Purpose: <u>Required for building</u>	<input type="checkbox"/>	<input type="checkbox"/>	<u>30</u>	<u>Normand Berube Bldrs</u>	<u>Buyer</u>
5. HAZARDOUS WASTE REPORTS Purpose:	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. UTILITIES Purpose:	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. WATER Purpose:	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. SUB-DIVISION APPROVAL Purpose:	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. DEPLURC APPROVALS Purpose:	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10. ZONING VARIANCE Purpose:	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
11. HABITAT REVIEW/WATERFOWL Purpose:	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. MDOT DRIVEWAY/ENTRANCE PERMIT Purpose:	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. DEED RESTRICTION Purpose:	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. TAX EXEMPT STATUS Purpose:	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
15. OTHER Purpose: <u>Coming to a building package Agreement with their Buyer on said lot with</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>30 days</u>	<u>This Contract is subject to Normand Berube Bldrs</u>	<u>Buyer</u>

Further specifications regarding any of the above: 30 days

Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

August 3008

Page 2 of 4 - P&amp;B.L.O

Buyer(s) Initials

SMB

Seller(s) Initials

AD

12/12/2012 11:56 283-4039

NORMAND BERUBE BLDRS

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11. FINANCING: This Agreement ☐ is ☒ is not subject to financing. If subject to financing:

Cash Sale

- a. This Agreement is subject to Buyer obtaining a \_\_\_\_\_ loan of \_\_\_\_\_ % of the purchase price, at an interest rate not to exceed \_\_\_\_\_ % and amortized over a period of \_\_\_\_\_ years.
- b. Buyer to provide Seller with letter from lender showing that Buyer has made application and, subject to verification of information, is qualified for the loan requested within \_\_\_\_\_ days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
- c. Buyer to provide Seller with loan commitment letter from lender within \_\_\_\_\_ days of the Effective Date of this Agreement. If Buyer fails to provide Seller with this loan commitment letter within said time period, Seller may deliver notice to Buyer that this Agreement is terminated three days after delivery of such notice unless Buyer delivers the loan commitment letter before the end of the three-day period. If the Agreement is terminated under the provision of this sub-paragraph, the earnest money shall be returned to Buyer.
- d. Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee or Buyer's licensee.
- e. After (b) or (c) are met, Buyer is obligated to notify Seller in writing if the lender notifies Buyer that it is unable or unwilling to proceed under the terms of the financing. Any failure by Buyer to notify Seller within two days of receipt by Buyer of notice from the lender shall be a default under this Agreement.
- f. Buyer agrees to pay no more than \_\_\_\_\_ points. Seller agrees to pay up to \$ \_\_\_\_\_ toward Buyer's actual pre-paid, points and/or closing costs, but no more than allowable by Buyer's lender.
- g. Buyer's ability to obtain financing ☐ is ☐ is not subject to the sale of another property. See addendum ☐ Yes ☐ No.
- h. Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void.

## 12. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

None of \_\_\_\_\_ is a ☐ Seller Agent ☐ Buyer Agent  
 Licensee Agency Disc Dual Agent Transaction Broker

None of \_\_\_\_\_ is a ☐ Seller Agent ☐ Buyer Agent  
 Licensee Agency Disc Dual Agent Transaction Broker

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

## 13. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's Property Disclosure Form.

14. MEDIATION: Earnest money disputes subject to the jurisdiction of small claims court will be handled in that forum. For all other disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules. Buyer and Seller are bound to mediate in good faith and pay their respective mediation fees. If a party does not agree first to go to mediation, then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who refused to go to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

15. DEFAULT: In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller.

16. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

17. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

18. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original or faxed signatures are binding.

19. ADDENDA: ☐ Yes Explain: \_\_\_\_\_ ☐ No

20. EFFECTIVE DATE/NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to the party or their licensee. Withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing. This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any State/Federal holidays (including but not limited to Patriot's Day, Columbus Day, Martin Luther King Holiday, etc.) Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines to this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

August 2005

Page 3 of 4 - P&amp;S-LO

Buyer(s) Initials

Seller(s) Initials

Printed Name of Buyer(s) \_\_\_\_\_ Printed Name of Seller(s) \_\_\_\_\_

12/12/2012 11:55 283-4039

NORMAND BERUBE ELDERS

PAGE 05

21. **CONFIDENTIALITY:** Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the entire closing statement to release a copy of the closing statement to the parties and their licensees prior to, at and after the closing.

22. **OTHER CONDITIONS:**

A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.

Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.

Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

Buyer's Mailing address is 1040 Portland rd. Saco, ME 04072

Susan m Berube 12/12/12  
BUYER DATE BUYER DATE

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Seller's Mailing address is 87 SKYLARK RD.

FRANK DIDONATO, SR. 12/12/12 Frank Di Donato 12/10/13  
SELLER DATE SELLER DATE

**COUNTER-OFFER**

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) 12-15-12

(time) 8:00 AM PM  
Frank Di Donato 12/12/12 FRANK DIDONATO 12/12/12  
SELLER DATE SELLER DATE

The Buyer hereby accepts the counter offer set forth above.

BUYER DATE BUYER DATE

**EXTENSION:**

The time for the performance of this Agreement is extended until

DATE

BUYER DATE SELLER DATE

BUYER DATE SELLER DATE



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Page 4 of 4 - PAB-LO



RECEIVED

JAN 16 2013

**WARRANTY DEED**  
Maine Statutory Short FormDept. of Building Inspections  
City of Portland Maine

KNOW ALL PERSONS BY THESE PRESENTS that, **F.D. & Sons Properties LLC**, a Maine limited liability company of Portland, County of Cumberland and State of Maine, for consideration paid, grants to **Normand Berube Builders, Inc.**, a Maine business corporation with a mailing address of 1040 Portland Road, Saco, County of Cumberland and State of Maine, **WITH WARRANTY COVENANTS**, the following:

A certain lot or parcel of land with any improvements thereon, located in the City of Portland, County of Cumberland, State of Maine, depicted as Lot 17 on plan entitled "Amendment to an Approved Subdivision Plat dated July 22, 2008 Phase I" made for Frank DiDonato, Sr. by BH2M as revised through September 24, 2010, (the "Plan") and recorded in the Cumberland County Registry of Deeds in Book 210, Page 345.

Subject to all notes, easements, restrictions and conditions as set forth or depicted on said Plan.

Subject to the terms and conditions of Notice of Sidewalk Waiver dated October 20, 2008 and recorded in said Registry of Deeds in Book 26405, Page 223.

Subject to and together with the terms, covenants, conditions, restrictions, reservations, and easements set forth in the Declaration of Restrictive Covenants dated May 4, 2012, and recorded in the Cumberland County Registry of Deeds in Book 29562, Page 23. Subject to and together with the terms, covenants, conditions, restrictions, reservations, and easements set forth on the Plan and as more particularly described in the "Declaration of Covenants, Conditions, Restrictions, and Easements of Skylark Common Private Sanitary Association" (the "Declaration") dated October 6, 2010, and recorded in the Cumberland County Registry of Deeds in Book 28148, Page 19. The within conveyed lot is served by a private sanitary system and is a member of said Private Sanitary Association (the "Association"). The ownership, maintenance and replacement duties of each member of the Association are described in the Declaration. The City of Portland is not responsible for the ownership, maintenance or replacements of the private sanitary system.

Subject to and together with the terms and conditions of the City of Portland Planning Board as set forth on the Plan, including a restriction contained in note 29 on the Plan, imposed by said Planning Board against the alteration or disturbance of certain wetland areas shown on the Plan which are also permanently marked on the ground as undisturbed wetland buffer areas. The within conveyed lot contains such protected wetlands, which are set forth and described more particularly on the Plan.

Meaning and intending to convey and hereby conveying a portion of the premises conveyed to F.D. & Sons Properties LLC by deed of Frank DiDonato dated July 25, 2005 and recorded in the Cumberland County Registry of Deeds in Book 23489, Page 306.

WITNESS our hands and seals as of this 18th day of January, 2013.

F.D. & Sons Properties LLC

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: Frank DiDonato its duly authorized Member  
& Manager

STATE OF MAINE  
CUMBERLAND, ss.

January 18, 2013

Then personally appeared the above named Frank DiDonato and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said F.D. & Sons Properties LLC.

Before me,

\_\_\_\_\_  
Notary Public

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



# **NORMAND BERUBE BUILDERS, INC.**

1040 PORTLAND RD. SUITE TWO SACO, MAINE 04072

883-8270 or 283-3961 Fax : 283-4039

E-Mail ; [nberubeldrs@maine.rr.com](mailto:nberubeldrs@maine.rr.com)

Project: Lot 17 Skylark Commons

Description: Proposed construction of single family (ranch style) home.

Summary: Section 3.3.3. Home will be sprinkled per NFPA 13D requirements

Designed & installed by qualified contractor.

Section 3.1.1.b. Exterior lighting to be standard residential wall  
mounted type fixtures.

Section 3.7. Blasting is not anticipated. Home to be constructed with  
Slab on grade. (no Basement)



# REScheck Software Version 4.4.3 Compliance Certificate

Project Title: Skylark Commons Lot 17

Energy Code: **2009 IECC**  
Location: **Portland, Maine**  
Construction Type: **Single Family**  
Glazing Area Percentage: **13%**  
Heating Degree Days: **7378**  
Climate Zone: **6**

Construction Site:  
Swiger Residence  
Skylark Road Lot 17  
Portland, ME

Owner/Agent:

Designer/Contractor:  
Normand Berube Builders, Inc.  
1040 Portland Road - Suite two  
Saco, ME 04072  
(207) 883-8270  
nberubeldrs@maine.rr.com

**Compliance: Passes using UA trade-off**

Compliance: **2.1% Better Than Code** Maximum UA: **468** Your UA: **458**

The % Better or Worse Than Code index reflects how close to compliance the house is based on code trade-off rules.  
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor	UA
Ceiling 1: Raised or Energy Truss	1560	38.0	0.0		39
Wall 1: Wood Frame, 16" o.c.	1312	21.0	0.0		62
Window 1: Vinyl Frame:Double Pane with Low-E	131			0.310	41
Door 1: Solid	38			0.350	13
Door 2: Solid	18			0.140	3
Door 3: Glass	40			0.350	14
Floor 1: Slab-On-Grade:Unheated Insulation depth: 4.0'	164		10.0		112
Floor 2: Slab-On-Grade:Unheated Insulation depth: 6.0'	254		10.0		174

**Compliance Statement:** 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 2009 IECC requirements in REScheck Version 4.4.3 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

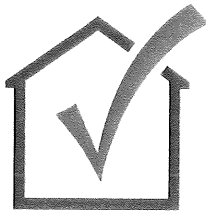
**GARY SYLVAIN - DRAFTSPERSON**

Name - Title

Signature

Date

**12-17-12**



# REScheck Software Version 4.4.3 Compliance Certificate

Project Title: Skylark Commons Lot 17

Energy Code: 2009 IECC  
Location: Portland, Maine  
Construction Type: Single Family  
Glazing Area Percentage: 13%  
Heating Degree Days: 7378  
Climate Zone: 6

Construction Site:  
Swiger Residence  
Skylark Road Lot 17  
Portland, ME

Owner/Agent:

Designer/Contractor:  
Normand Berube Builders, Inc.  
1040 Portland Road - Suite two  
Saco, ME 04072  
(207) 883-8270  
nberubebldrs@maine.rr.com

## Compliance: Passes using UA trade-off

Compliance: **2.1% Better Than Code** Maximum UA: **468** Your UA: **458**

The % Better or Worse Than Code index reflects how close to compliance the house is based on code trade-off rules.  
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Wall 1: Wood Frame, 16" o.c.	1312	21.0	0.0		62
Window 1: Vinyl Frame:Double Pane with Low-E	131			0.310	41
Door 1: Solid	38			0.350	13
Door 2: Solid	18			0.140	3
Door 3: Glass	40			0.350	14
Floor 1: Slab-On-Grade:Unheated Insulation depth: 4.0'	164		10.0		112
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**GARY SYLVAIN - DRAFTSPERSON**

Name - Title

Signature

Date

12-17-12



346 B026

346 B027

COOLIDGE AVE

SKYLARK RD

HENNESSY DR

ANDERSON COURTNEY  
183 DELAWARE CT  
PORTLAND , ME 04103

ANDERSON HELEN F  
180 DELAWARE CT  
PORTLAND , ME 04103

BERUBE ROGER M  
66 DELAWARE CT  
PORTLAND, ME 04103

BLANCHETTE STEVEN R  
88 DELAWARE CT  
PORTLAND , ME 04103

BRILLIANT NORMA JEAN  
83 DELAWARE CT  
PORTLAND , ME 04103

CAIAZZO VITO L III  
45 DELAWARE CT  
PORTLAND, ME 04103

CHIASSON LOUIS  
73 DELAWARE CT  
PORTLAND, ME 04103

COOPER BROOK  
169 DELAWARE CT  
PORTLAND , ME 04103

CORRIERO GUIDO S &  
SHARON C CORRIERO JTS  
179 DELAWARE CT  
PORTLAND , ME 04103

DIDONATO FRANK &  
SANTO DIDONATO  
87 SKYLARK RD  
PORTLAND, ME 04102

DIDONATO SARAH  
71 DELAWARE CT  
PORTLAND , ME 04103

DIONNE ANN-MARIE V  
59 DELAWARE CT  
PORTLAND , ME 04103

DOOLEY PATRICIA A LIVING TRUST  
87 DELAWARE CT  
PORTLAND , ME 04103

DOOLEY PERRY  
89 DELAWARE CT  
PORTLAND , ME 04103

DOUGLASS LESLIE A  
171 DELAWARE CT  
PORTLAND , ME 04103

D'SOUZA JULIA M &  
VICTOR DESOUZA JTS  
47 DELAWARE CT  
PORTLAND , ME 04103

DUFRESNE CAMILLA M  
164 DELAWARE CT  
PORTLAND , ME 04103

FD & SONS PROPERTIES LLC  
87 SKYLARK RD  
PORTLAND, ME 04103

FD & SONS PROPERTIES LLC  
87 SKYLARK RD  
PORTLAND , ME 04103

FD & SONS PROPERTIES LLC  
87 SKYLARK RD  
PORTLAND , ME 04103

GILL IAN KATHLEEN D WID VN VET  
25 DELAWARE CT  
PORTLAND , ME 04103

GODZESKI CARL L  
77 DELAWARE CT  
PORTLAND , ME 04103

GRANNELL ANDREW P &  
DOROTHY S GRANNELL JTS  
43 DELAWARE CT  
PORTLAND , ME 04103

GUIGON JOHN V &  
DOROTHY S GUIGON JTS  
186 DELAWARE CT  
PORTLAND , ME 04103

HAMILTON TINA M  
68 DELAWARE CT  
PORTLAND, ME 04103

HART BRAD &  
SUZANNE HART  
33 WOODRIDGE DR  
OAK RIDGE , NJ 07438

HART VALERIE  
163 DELAWARE CT  
PORTLAND , ME 04103

HIRSCH ALAN R &  
GERALDINE G HIRSCH JTS  
23 DELAWARE CT  
PORTLAND , ME 04103

HORUTZ KATHRYN L  
175 DELAWARE CT  
PORTLAND , ME 04103

HUNTLEY DIANE W  
7 DELAWARE CT  
PORTLAND , ME 04103

HURTUBISE LEO K  
192 DELAWARE CT  
PORTLAND , ME 04103

JELLISON FRANCESCA V  
10 DELAWARE CT  
PORTLAND , ME 04103

JENSEN JOHN S &  
DEBRA A JENSEN JTS  
86 DELAWARE CT  
PORTLAND, ME 04103

KELLEY JILL M  
171 ALLEN AVE  
PORTLAND , ME 04103

KINSELLA JOHN M &  
CLAIRE M ST ONGE JTS  
63 DELAWARE CT  
PORTLAND, ME 04103

KNAUFF ROGER D &  
CAROLE A GARDNER JTS  
129 DELAWARE CT  
PORTLAND , ME 04103

KREKORIAN PAULINE D WID WWII VET  
80 DELAWARE CT  
PORTLAND , ME 04103

LEE ANN M  
29 DELAWARE CT  
PORTLAND, ME 04103

LEONE FREDERICK WWII VET &  
BETH A LEONE  
75 DELAWARE CT  
PORTLAND , ME 04103

LEQUE MARION E H  
61 DELAWARE CT  
PORTLAND , ME 04103

LYNCH ERIN M  
222 7TH ST # 105  
SANTA MONICA , CA 90402

MALM SCOTT C  
173 DELAWARE CT  
PORTLAND, ME 04103

MCGORTY JANET E  
119 DELAWARE CT  
PORTLAND , ME 04103

MCLEAN DORCAS F TRUSTEE  
115 DELAWARE CT  
PORTLAND , ME 04103

NICOLL DONALD E &  
HILDA F NICOLL JTS  
65 DELAWARE CT  
PORTLAND , ME 04103

O'MALLEY GAIL  
117 DELAWARE CT  
PORTLAND, ME 04103

PAOLINO KRISTINE  
62 DELAWARE CT  
PORTLAND , ME 04103

PILEGGI BARBARA A VN VET TRUSTEE &  
HONOR R HUTCHERSON VN VET  
TRUSTEE  
113 DELAWARE CT  
PORTLAND, ME 04103

PLOURDE MARIE  
11 DELAWARE CT  
PORTLAND , ME 04103

RICCHIO DENISE L &  
JOHN S RICCHIO JTS  
27 DELAWARE CT  
PORTLAND , ME 04103

RICHARD DIANE D  
9 DELAWARE CT  
PORTLAND , ME 04103

RODWAY CHARLES B JR &  
NANCY A RODWAY JTS  
41 DELAWARE CT  
PORTLAND , ME 04103

SHAPIRO GREGORY C &  
JILL E SHAPIRO JTS  
165 DELAWARE CT  
PORTLAND , ME 04103

SHULER BARBARA D  
185 DELAWARE CT  
PORTLAND , ME 04103

SIMMONS STEVEN  
82 DELAWARE CT  
PORTLAND , ME 04103

SNYDER ROBERT A  
64 DELAWARE CT  
PORTLAND, ME 04103

SPIRO RAYMOND WWII VET &  
MARIELLEN SPIRO JTS  
162 DELAWARE CT  
PORTLAND , ME 04103

STERLING GLEN  
184 DELAWARE CT  
PORTLAND , ME 04103

STIMSON CONSTANCE E  
107 PILGRIM RD  
SOUTH PORTLAND, ME 04106

SWEETSER CHERYL A  
166 DELAWARE CT  
PORTLAND , ME 04103

01/02/2013

349 1007001

9:06 AM

TAPLIN WILLIAM B  
160 DELAWARE CT  
PORTLAND , ME 04103

THOMPSON W DOUGLAS &  
GAIL S THOMPSON JTS  
85 DELAWARE CT  
PORTLAND , ME 04103

VERRILL PETER J &  
DONNA J VERRILL JTS  
6 BROAD COVE WAY  
CUMBERLAND FORESIDE, ME 04110

WATKINSON J WESLEY &  
PATRICIA S WATKINSON JTS  
12 DELAWARE CT  
PORTLAND , ME 04103

WILLIAMS FREDRIC W  
6 DELAWARE CT  
PORTLAND, ME 04103

YOUNG JONATHAN B  
191 DELAWARE CT  
PORTLAND , ME 04103

**Labels Requested For CBL:**

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343 C014

347 A019

347 D001

349 I005

349 I007



### **IMPORTANT NOTICE FROM CITY OF PORTLAND**

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by Normand Berube Builders, Inc. to build a new single family home at 88 Skylark Road.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email [amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)

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## **Gayle Guertin - 88 Skylark Road, SF abutters**

---

**From:** Gayle Guertin  
**To:** Ann Machado; Marge Schmuckal  
**Date:** 1/2/2013 9:57 AM  
**Subject:** 88 Skylark Road, SF abutters  
**CC:** Gayle Guertin

---

Mailed the New Single Family abutters notices as of 01-2-13.

Gayle

**SUGGESTED DEED DESCRIPTION**

**LOT #17  
SKYLARK ROAD  
PORTLAND, MAINE**

**December 12, 2012**

A certain lot or parcel of land located on the southeasterly sideline of Skylark Road, so-called, in the City of Portland, County of Cumberland and State of Maine and shown as Lot #17 on the Plan titled "Amendment To An Approved Subdivision Plat Dated July 22, 2008, Phase I, Skylark Commons, Skylark Road and Coolidge Avenue, Portland Maine" for Frank DiDonato, dated December 2004 as revised through 9/24/10, by Berry Huff McDonald Milligan, Inc. and recorded in the Cumberland County Registry of Deeds in Plan Book 210, Page 345; said Lot #17 being more particularly described as follows:

Beginning at a capped iron rod to be set (PLS #2190) on the southeasterly sideline of said Skylark Road at the northeasterly corner of land now or formerly of Frank and Santo Didonato as shown on aforesaid plan;

thence S 32°-08'-42" E along the land of Frank and Santo Didonato a distance of 161.69 feet to a capped iron rod to be set (PLS #2190);

thence S 56°-26'-13" W along the land of Frank and Santo Didonato and along land of Washington Crossing Condominiums a distance of 80.02 feet to a capped iron rod to be set (PLS #2190) and the southeasterly corner of Lot #16;

thence N 32°-08'-42" W along Lot #16 a distance of 139.20 feet to a capped iron rod to be set (PLS #2190) and the southeasterly sideline of said Skylark Road;

thence N 32°-42'-18" E along the southeasterly sideline of said Skylark Road a distance of 56.81 feet to a capped iron rod to be set (PLS #2190);

thence N 57°-12'-18" E along the southeasterly sideline of said Skylark Road a distance of 28.57 feet to the point of beginning.

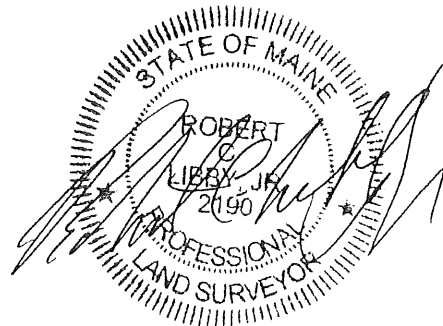
The above described Lot #17 contains 12,372 s.f.. All bearings refer to grid north (NAD 83).

Reserving from the above described Lot #17, certain areas known as Tree Save Zones prohibiting the cutting of trees or disturbance of natural topography or ground cover, except that diseased, dying or damaged trees may be removed. The two Tree Save Zone areas on Lot #17 are shown on the aforesaid plan for a more particular description. Refer to Note #21 on the Subdivision Plan for more information on the Tree Save Zones.

The above described Lot #17 is subject to a 10 foot wide utility easement to install, construct, use, maintain and repair utilities, together with a right of entry on foot or in vehicles with all the equipment necessary or reasonably required to accomplish the purposes of this easement over, on, across and under a certain portion of Lot #17 located along the southeasterly sideline of said Skylark Road and being 10 feet wide as shown on aforesaid plan.

Subject to and together with the terms, covenants, conditions, restrictions, reservations, and easements set forth on the Plan (for lots, 10, 11, 12, 13, 14, 15, 16 and 17) and as more particularly described in the "Declaration of Covenants, Conditions, Restrictions, and Easements of Skylark Common Private Sanitary Association" (The "Declaration") dated October 6, 2010, and recorded in the Cumberland County Registry of Deeds in Book 28148, Page 19. The within conveyed lot is served by a private sanitary system and is a member of said Private Sanitary Association (the "Association"). The ownership, maintenance and replacement duties of each member of the Association are described in the Declaration. The City of Portland is not responsible for the ownership, maintenance or replacements of the private sanitary system.

ddSkylarkRdLot17



- NOTES:
- OWNER: FRANK DIDONATO SR.  
87 SKYLARK ROAD  
PORTLAND, MAINE
  - ENGINEER: LESTER S. BERRY, PE #3341  
BERRY HUFF McDONALD MILLIGAN  
28 STATE STREET  
GORHAM, MAINE
  - SURVEYOR: ROBERT C. LIBBY JR., PLS #2190  
BERRY HUFF McDONALD MILLIGAN
  - WETLANDS: JAMES LOGAN  
ALBERT FRICK ASSOCIATES  
GORHAM, MAINE
  - DEED REFERENCES: BK. 3192, PG. 374  
BK. 3088, PG. 383  
BK. 10972, PG. 153  
BK. 2888, PG. 324  
BK. 23108, PG. 98
  - TAX MAP REFERENCE: MAP 347, LOTS 1-3 AND 9-15, BLOCK D  
MAP 349, LOTS 1-5, BLOCK I  
MAP 349, LOTS 1-2 & 4-8 & 9-16, BLOCK H  
MAP 349, LOTS 7-12, BLOCK G  
MAP 349, LOTS 2-7, BLOCK A
  - ZONING: R-3 RESIDENTIAL ZONE
  - PROJECT AREA: 12,372 S.F.
  - PROPOSED USE: 1 SINGLE FAMILY HOUSE LOT
  - MINIMUM STANDARDS: LOT SIZE - 6,500 S.F.  
FRONTAGE - 50'  
SETBACKS - 25' FRONT AND REAR  
14' SIDE (2-STORY)
  - SEWER SERVICE: PUBLIC
  - WATER SERVICE: PUBLIC
  - ELECTRIC/TELEPHONE: UNDERGROUND
  - ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION CONTROL, BMP'S, LATEST REVISION.
  - PLAN REFERENCES:

- PORTLAND HIGHLANDS PORTLAND CUMBERLAND COUNTY, MAINE OWNED BY H.R. LOWE LAND CO. INC., DATED JULY 22, 1924 BY ERNEST W. BRANCH CIVIL ENGINEER AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 16, PAGE 10.
- THE HOMESTEADS PORTLAND, MAINE OWNED BY THE CITY AND SUBURBAN LAND TRUST DATED SEPTEMBER 1921 BY E.C. JORDAN & COMPANY, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 14, PAGE 70.
- PLAN OF HANSON MANOR PORTLAND, MAINE FOR CHARLES M. HANSON DATED MARCH 1961 BY GEORGE WHEATON AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 57, PAGE 68.
- STANDARD BOUNDARY SURVEY PENNELL AVENUE PORTLAND, MAINE FOR DIVERSIFIED PROPERTIES DATED 6/30/01 BY TITCOMB ASSOCIATES.
- AMENDED MASTER PLAN OF WASHINGTON CROSSING CONDOMINIUMS ALLEN AVENUE PORTLAND, MAINE FOR ALC DEVELOPMENT CORP. DATED 10/10/97 BY SEBAGO TECHNICS AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 200, PAGE 91.
- PLAN OF RIGHT OF WAY TAKEN BY THE PORTLAND WATER DISTRICT PORTLAND, MAINE, DATED APRIL 27, 1954 BY THE PORTLAND WATER DISTRICT PLAN NO. 3-36.
- NORTHWOOD CONDOMINIUMS PORTLAND, MAINE FUTURE LAND PHASES FOR RISBARA CONSTRUCTION CO., INC. DATED 6/2/83 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 136, PAGE 51.
- AMENDMENT TO AN APPROVED SUBDIVISION PLAN DATED JULY 22, 2008, SKYLARK COMMONS, SKYLARK ROAD AND COOLIDGE AVENUE, PORTLAND BY ORLAND FOR FRANK DIDONATO SR. DATED DECEMBER 2008 WITH REVISIONS THROUGH SEPTEMBER 24, 2010 AND RECORDED IN THE REGISTRY OF DEEDS AS PLAN BOOK 210 PAGE 346.

16. BENCHMARK:  
PK NAIL FOUND IN UTILITY POLE #13 AT THE NORTHWESTERLY CORNER OF HENNESSY DRIVE AND SKYLARK DRIVE, ELEV.=100.02 (NOV 1929). BASED ON CITY BENCHMARK TOP OF 3" OFFSET MONUMENT ON WESTERLY SIDE OF ALLEN AVENUE AT 1ST ANGLE POINT, SOUTHERLY OF WASHINGTON AVE., ELEV. 83.049' (NOV 1929).

COORDINATES:  
BEARING AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON MAINE STATE COORDINATES SYSTEM WEST ZONE (HAD 1983), USING CITY OF PORTLAND POINTS T125-46-1982 AND T125-46-1980.

17. LAND DISTURBANCE: 6,862 S.F.

SYMBOL	DESCRIPTION
---	LIMITS OF WETLANDS
N/F	NOW OR FORMERLY ABOVE GROUND
A.S.	ABOVE GROUND
---	BUILDING SETBACKS
---	WATER SERVICE
---	SANITARY SEWER
---	STORM DRAIN
---	PRESSURE SEWER
---	SILT FENCE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	UTILITY POLE
---	SANITARY SEWER MANHOLE
---	CATCH BASIN

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT

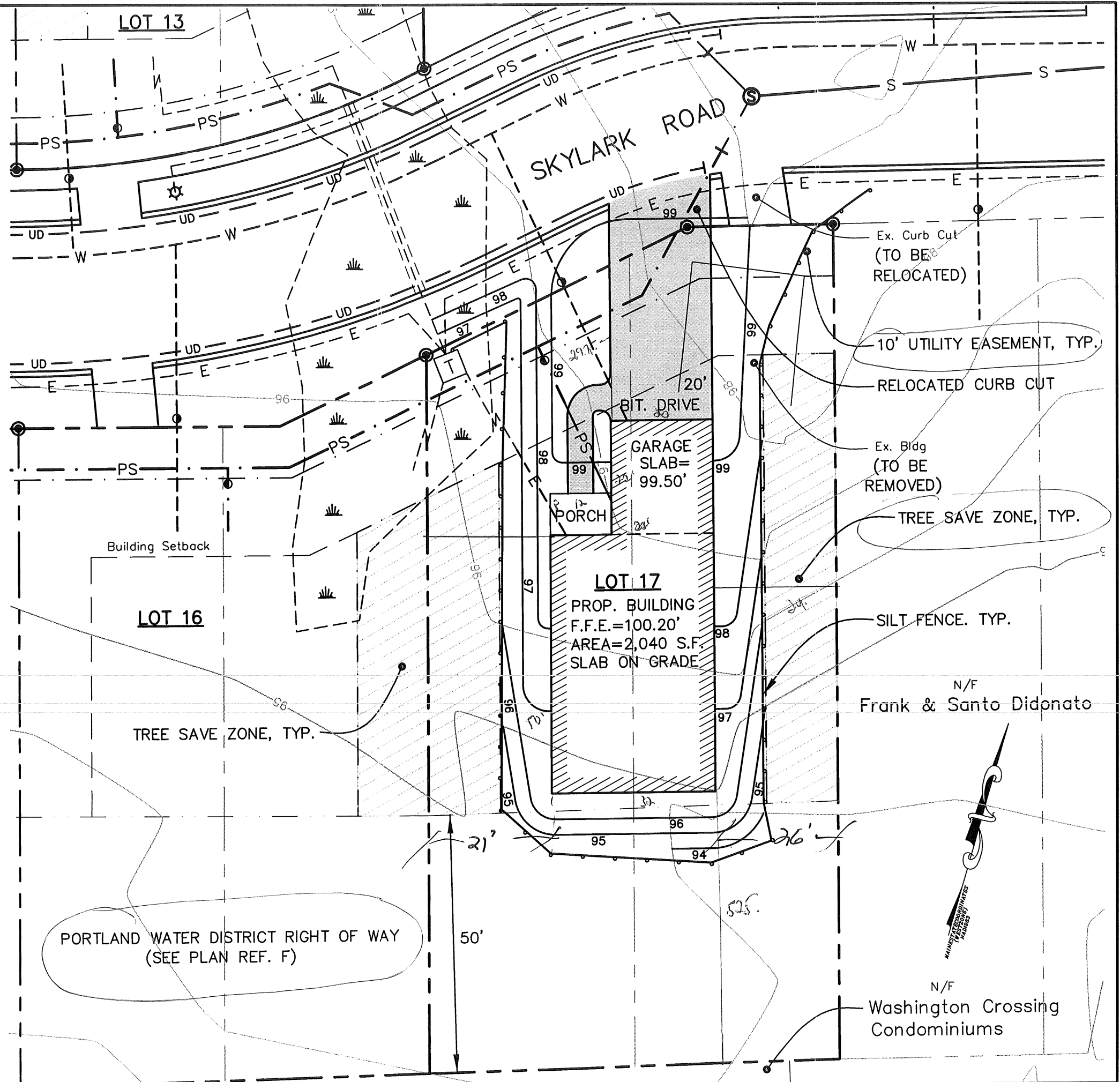


ROBERT C. LIBBY JR.

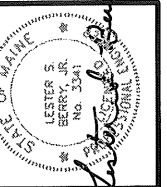
PLS #2190

Scale: 1" = 20'

PORTLAND WATER DISTRICT RIGHT OF WAY  
(SEE PLAN REF. F)



REVISION	DESCRIPTION
NO.	DATE



**BH2M**  
Berry, Huff, McDonald, Milligan, Inc.  
Engineers, Surveyors  
28 State Street  
Portland, Maine 04103  
Tel: (207) 839-2771  
Fax: (207) 839-8250

FOR  
Normand Berube Builders  
1040 Pine Street  
Saco, Maine 04072

SITE PLAN-LOT 17  
SKYLARK COMMONS  
SKYLARK ROAD AND COOLIDGE AVENUE  
PORTLAND, MAINE

DESIGNED	DATE
A. Morrell	Dec. 2012
DRAWN	SCALE
A. Morrell	As Noted
CHECKED	JOB. NO.
R. Libby	12125

SHEET  
1  
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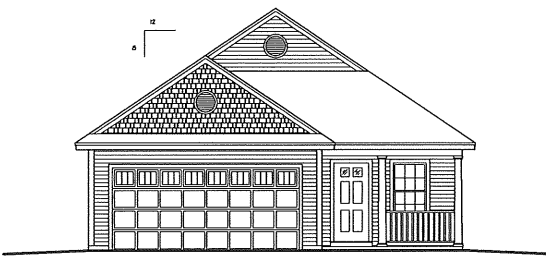
RECEIVED

JAN 17 2013

Dept. of Building Inspections  
City of Portland Maine

NORMAND BERUBE  
BUILDERS, INC.  
2000 PORTLAND RD. SUITE TWO  
PORTLAND, ME 04106  
TEL: 207.761.1111  
FAX: 207.761.1112

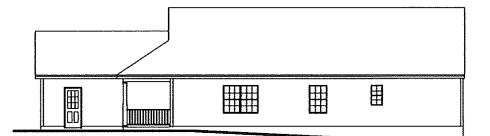
PROPOSED NEW RESIDENCE FOR  
WENDY SWIGER  
PORTLAND



FRONT ELEVATION  
1/4" = 1'-0"



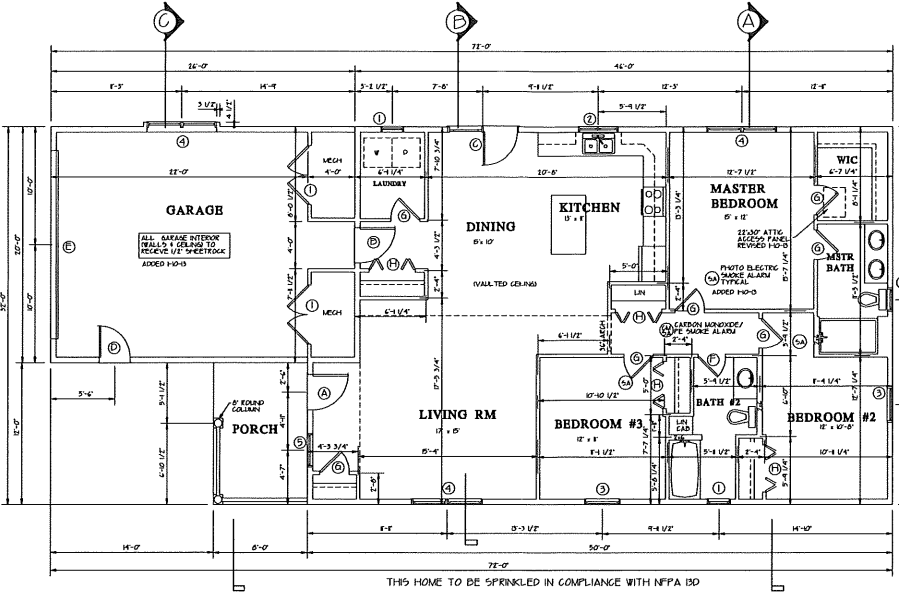
LEFT ELEVATION  
1/8" = 1'-0"



RIGHT ELEVATION  
1/8" = 1'-0"



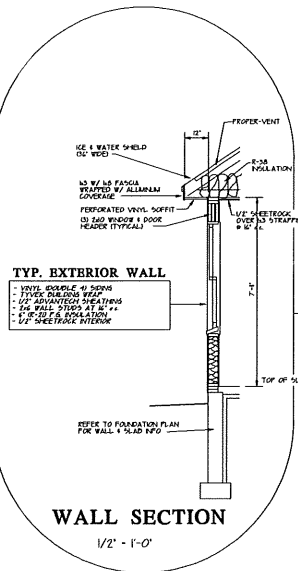
BACK ELEVATION  
1/8" = 1'-0"



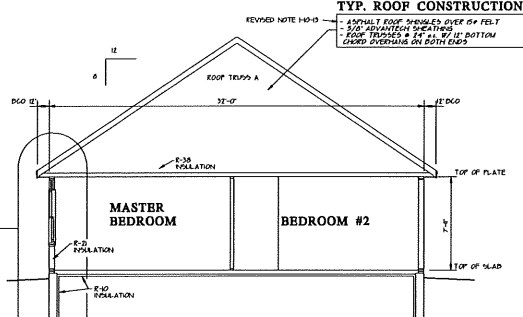
FLOOR PLAN  
1/4" = 1'-0"

TYPE	QTY.	SIZE	TITLE
A	1	3'-0" x 8'-0"	CONCRETE PNL. METAL INSULATED W/ (2) LITES AT TOP
B	1	3'-0" x 8'-0"	CONCRETE PNL. METAL INSULATED (2) LITES AT TOP
C	1	10'-0" x 10'-0"	CONCRETE PNL. METAL INSULATED (2) LITES AT TOP
D	1	3'-0" x 8'-0"	CONCRETE PNL. METAL INSULATED (2) LITES AT TOP
E	1	10'-0" x 10'-0"	CONCRETE PNL. METAL INSULATED (2) LITES AT TOP
F	1	3'-0" x 8'-0"	CONCRETE PNL. METAL INSULATED (2) LITES AT TOP
G	1	3'-0" x 8'-0"	CONCRETE PNL. METAL INSULATED (2) LITES AT TOP
H	1	3'-0" x 8'-0"	CONCRETE PNL. METAL INSULATED (2) LITES AT TOP
I	1	3'-0" x 8'-0"	CONCRETE PNL. METAL INSULATED (2) LITES AT TOP

TYPE	QTY.	SIZE	TITLE
1	1	3'-0" x 8'-0"	CONCRETE PNL. METAL INSULATED W/ (2) LITES AT TOP
2	1	3'-0" x 8'-0"	CONCRETE PNL. METAL INSULATED (2) LITES AT TOP
3	1	3'-0" x 8'-0"	CONCRETE PNL. METAL INSULATED (2) LITES AT TOP
4	1	3'-0" x 8'-0"	CONCRETE PNL. METAL INSULATED (2) LITES AT TOP
5	1	3'-0" x 8'-0"	CONCRETE PNL. METAL INSULATED (2) LITES AT TOP
6	1	3'-0" x 8'-0"	CONCRETE PNL. METAL INSULATED (2) LITES AT TOP
7	1	3'-0" x 8'-0"	CONCRETE PNL. METAL INSULATED (2) LITES AT TOP
8	1	3'-0" x 8'-0"	CONCRETE PNL. METAL INSULATED (2) LITES AT TOP
9	1	3'-0" x 8'-0"	CONCRETE PNL. METAL INSULATED (2) LITES AT TOP
10	1	3'-0" x 8'-0"	CONCRETE PNL. METAL INSULATED (2) LITES AT TOP



WALL SECTION  
1/2" = 1'-0"



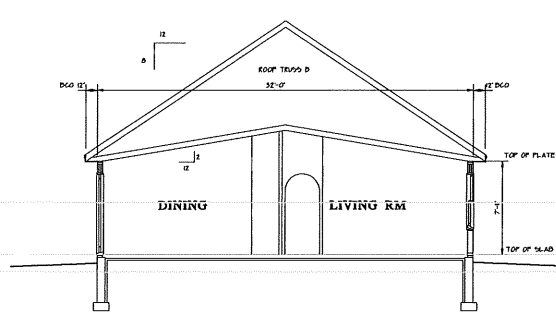
BUILDING SECTION  
1/4" = 1'-0"

NORMAND BERUBE  
BUILDERS, INC.  
2000 PORTLAND RD. SUITE TWO  
PORTLAND, ME 04106  
TEL: 207.761.1111  
FAX: 207.761.1112

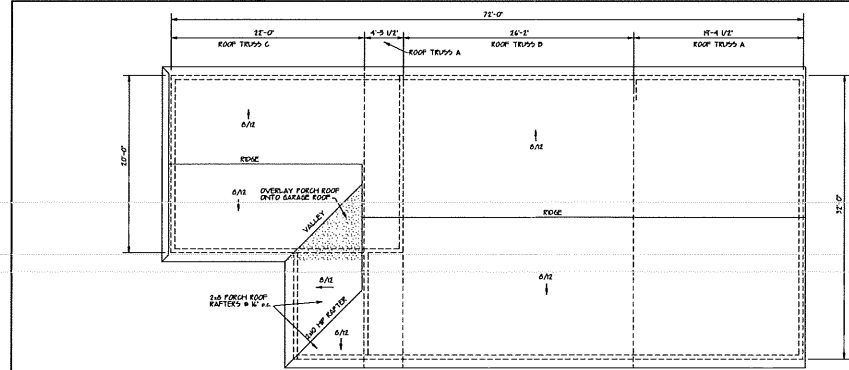
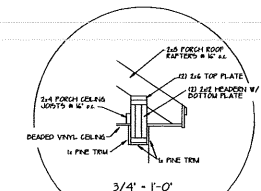
PROPOSED NEW RESIDENCE FOR  
WENDY SWIGER  
PORTLAND

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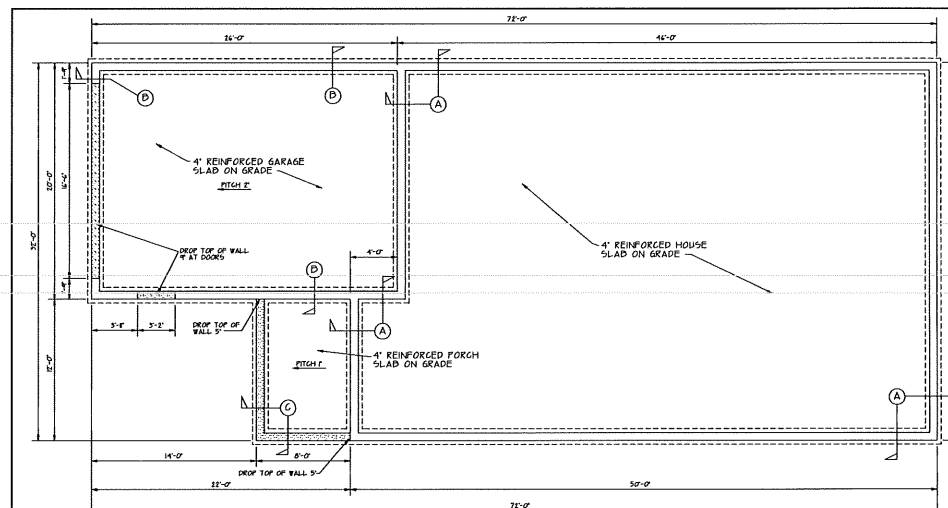
PROPOSED NEW RESIDENCE FOR  
WENDY SWIGER  
PORTLAND



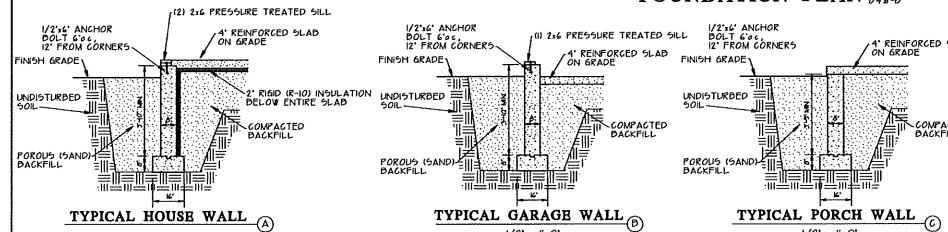
BUILDING SECTION  
1/4" = 1'-0"



ROOF PLAN  
3/16" = 1'-0"



FOUNDATION PLAN  
1/4" = 1'-0"



TYPICAL HOUSE WALL  
1/2" = 1'-0"

TYPICAL GARAGE WALL  
1/2" = 1'-0"

TYPICAL PORCH WALL  
1/2" = 1'-0"

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