Health Dept. Appeal Board_ Other _

DepartmentName

Form# P04 DIS	SPLAY THIS C	ARD ON	PRINCIPAL	FRONTAGE	OF	WORK
Please Read Application And	CI	TY OF	PORT			
Notes, If Any, Attached			ERMIT	Per	mit Numl	ber READINGT ISSUED
This is to certify that	Brown Development C	Corp /T	Inc.			MAY 1 4 2004
has permission to	PRUD 12 unit condom	ninium	3 uni			
AT Starbird Rd				224 A02500)1	CITY OF PORTLAND
of the provision	ne person or persons of the Statutes on, maintenance a t.	of Name ar	nd of the	ences of the (City of	shall comply with a Portland regulatin application on file i
	orks for street line re of work requires	N ication gi and w be e this la d or o H R NOT	n permis in pro-	reo prod	ured by	of occupancy must be owner before this build- nereof is occupied.
OTHER REQU	IRED APPROVALS				- //	

PENALTY FOR REMOVING THIS CARD

Director - Building & Inspection Services

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are made in the city.

Location/Address of Construction: 37	ARBIRD	Rh EX	t pa	etrand, ME.
Total Square Footage of Proposed Structu 7200 SF LIVING STAC	ure	Square Footo		•
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 324 A 025	Owner:			Telephone:
Lessee/Buyer's Name (If Applicable)	telephone: TEKRY A P.O. BOX			Cost Of Work: \$ 300,000 .00
Current use: V#caNf Lot			04070	
If the location is currently vacant, what wa	s prior use:	NONE		
Approximately how long has it been vaca	nt: <i>UNK</i>	NOWN		
Proposed use: P.R.U.D. <u>E&SIB</u> Project description:	ENTIFE	CONBOR	n iniu	Bibb#4 34Nit
Toject description.			3 (and	100 \ 34NL/ /
	TERRY	BROWN	BUILDA	KS INC.
	TEKKY P.O. BOX	BROWN 8	BUILDA	PROLLEH, MR. 04070
Contractor's name, address & telephone:	TEKKY P.O. BOX	BROWN 8	3 (and Builbh BCARB	ES INC. OROUGH, MR. 04070
Contractor's name, address & telephone: Mailing address: Will */u * We will contact you by phone when the p	permit 's ready	BROWN 5 7022 8	BUILDA BCARB ome In an	oks INC. okou6H, Mk. 04070 ad pick up the permitand
Contractor's name, address & telephone:	DED IN THE SIDERMIT.	J. You must come a Plan Review of that the owner is authorized ageing is issued. I certify	ome In an ver. A stop THE PERMIT WE MAY RI	ad pick up the permit and p work order will be issued WILL BE AUTOMATICALLY EQUIRE ADDITIONAL withorizes the proposed work and that a conform to all applicable laws of the de Official's authorized representative
Contractor's name, address & telephone: Mailing address: We will contact you by phone when the preview the requirements before starting at the REQURED INFORMATION IS NOT INCLEDIED AT THE DISCRETION OF THE BUILDING INFORMATION IN ORDER TO APROVE THIS Prove been authorized by the owner to make this apprisation, in addition, if a permit for work described in the large starting in the outhority to enter all are as covered by the owner of larges covered by	DED IN THE SIDERMIT.	J. You must come a Plan Review of that the owner is authorized ageing is issued. I certify	ome In an ver. A stop THE PERMIT WE MAY RI	ad pick up the permit and p work order will be issued WILL BE AUTOMATICALLY EQUIRE ADDITIONAL withorizes the proposed work and that a conform to all applicable laws of the de Official's authorized representative



CITY OF PORTLAND MAINE

389 Congress St., Rm 315 Portland, ME 04101

TO:

Inspector of Buildings City of Portland, Maine Planning & Urban Development Division of Housing & Community Services

PROM DESIGNER: Gawron Architects
29 Black Point Road, Scarborough, Maine 0407
DATE: March 18, 2002
Job Name: Starbird Condominiums
Address of Construction: Starbird Road, Portland, Maine
THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION Construction project was designed according to the building code criteria listed below:
Building Code and Year 1999 BOCA Use Group Classification(s) R-3
Type of Construction 5B Bidg. Height 291-211 Bidg. Sq. Footage 8, 340
Seismic Zone AV=0.110 Group Class 1
Roof Snow Load Per Sq. Ft. 810ped 42 Dead Load Per Sq. Ft. 15p8f
Basic Wind Speed (mph) 85 psf Effective Velocity Pressure Per Sq. Ft. 18.5 psf
Floor Live Load Per Sq. Ft structure assembly 50 paf
Structure has full sprinkler system? Yes X No Alarm System? Yes No X Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.
Is structure being considered unlimited area building: Yes_No_X
List Occupant loading for each root or space, designed tries this Project SEO ARCHITECTURE OF SPACE OF
List Occupant loading for each root or space, designed and this Project SED ARCHITECTURE STANS PSH 6/87/2K PSH 6/87/2K





CITY OF PORTLAND BUILDING CODE CERTIFICATE 389 Congress St., Rm 315 Portland, ME 04101

TQ:	Inspector of Buildings City of Portland, Maine Department of Planning & Urban Development Division of Housing & Community Service				
FROM:	Gawron Architects				
RE:	Certificate of Design				
DATE:	March 19, 2002				
These plans	s and/or specifications covering construction work on:				
Starbird	d Condominium8				
	t mond. Doubland Mains				

Have ken designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition. and Middle Amendments.



Signature Murm

Title Principal

Firm Gawron Architect8

Address 29 Black Point Road, Scarborough, Maine

A8 per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building & Structures, shall be prepared by a registered design Professional.

PSH 6/20/2k

					PERMITIS	UHU		
City of Portland, Maine	- Building or Use	Permit Applica	ation	Permit No:	Issue Date:		CBL:	
389 Congress Street, 04101	Tel: (207) 874-8703	3, Fax: (207) 874-	-8716	04-0399	MAY 14 2	004	224 A0	25001
Location of Construction:	Owner Name:		Ow	ner Address:		Ţ	hone:	
87 Starbird Rd	Brown Develo	•	Po	Box 7022	aty of Pak	TLAND	207-767-	1473
Business Name:	Contractor Name	2:	Cor	ntractor Address:	THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.		hone	
n/a	Terry Brown 1	Builders, Inc.	PC	D Box 7022 Scar	rborough		20776744	173
Lessee/Buyer's Name	Phone:		Per	mit Type:				Zone:
n/a	n/a		L M	Iulti Family				PKO
Past Use:	Proposed Use:		Per	rmit Fee:	Cost of Work:	CEO	District:	7(3)
Vacant	PRUD 12 uni	t condominium /		\$2,946.00	\$300,000.00		3	PRUL
	Building # 4 (3 units).	FII	RE DEPT:	Approved Denied INSP	ECTIO Group:	N: 12-3	Type: 5B
Proposed Project Description:						$\mathcal{O}^{\mathcal{C}}$	CH !	
PRUD 12 unit condominium /	Building #4 (13 units).		Sio	nature:	AM Sign:		2	
					ESTRIAN ACTIVITIES DISTRICT (P.A.		A.D.)	
			Ac	tion: Approve	ed Approved	w/Cond	itions 🗌	Denied
			Sig	nature:		Date	:	
Permit Taken By:	Date Applied For:			Zoning	Approval			
gg	04/09/2004			- 0	rr · · · ·			
1. This permit application do	oes not preclude the	Special Zone or	Reviews	Zonin	g Appeal	Н	istoric Pres	ervation
Applicant(s) from meeting Federal Rules.		Shoreland N	A	Variance			Not in Distric	t or Landmark
2. Building permits do not in septic or electrical work.	nclude plumbing,	Wetland	l.	☐ Miscellar	neous		Does Not Rec	quire Review
3. Building permits are void within six (6) months of the		Flood Zone P	unev.	Condition	nal Use	F	Requires Rev	iew
False information may investigate permit and stop all work	validate a building	Subdivision		Interpreta	ntion	A	approved	
:		Site Plan 2001 - 0	295	Approved	1	A	approved w/0	Conditions
		Maj V Minor /	MM []	Denied	,		ened	\supset
		Date: 4	122/	Date:	·	Date:		<u> </u>
			-10	21				

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

guestalizar ar viv. 1204100 DAG

2001-0295 Application I. D. Number

		*	
Brown Development Corporation		-	10/24/2001
Applicant			Application Date
PO Box 7022, Scarborough, ME 04070			Starbird Road Condominiums
Applicant's Mailing Address		-	Project Name/Description
Sebago Technics Inc.		Starbird Road, Portland, Maine	•
Consultant/Agent		Address of Proposed Site	
	nt Fax: (207) 856-2206	224 A025001	als I at
Applicant or Agent Daytime Telephone, F		Assessor's Reference: Chart-Blo	
Proposed Development (check all that ap	• • •	Building Addition Change Of Use	Residential Office Reta
Manufacturing Warehouse/Dis	tribution Parking Lot	Other (sp	pecify)
12 Condominiums	1.40		contractzone
Proposed Building square Feet or # of Ur	its Acrea	age of Site	Zoning
Check Review Required:			
Site Plan	Subdivision	☐ PAD Review	14-403 Streets Review
(major/minor)	# of lots	لسما	
Flood Hazard	─────────────────────────────────────	HistoricPreservation	DEP Local Certification
Zoning Conditional Use (ZBNPB)	Zoning Variance		Other
USE (ZDINFD)			
Fees Paid: Site Pla \$500.0 0	Subdivision	Engineer Review \$5,466.00	Date 3/14/2002
Planning Approval Status	:	Reviewer Kandi Talbot	
_			
Approved	Approved w/Conditions See Attached	Denied	
Approval Date 1/8/2002	Approval Expiration1/8	8/2003 Extension to	Additional Sheets
OK to Issue Building Permit	Kandi Talbot	3/15/2002	Attached
Or to looke Building Fermine	signature	date	
Performance Guarantee	Required*	Not Required	
No building permit may be issued until a	performance guarantee has	been submitted as indicated below	
Performance Guarantee Accepted	3/14/2002	\$273,300.00	11/15/2003
	date	amount	expiration date
Inspection Fee Paid			
_	date	amount	
Building Permit Issue			
_	date		
Performance Guarantee Reduced	10/31/2002	\$42,396.00	see comments
_	date	remaining balance	signature
Temporary Certificate of Occupancy		Conditions (See Attached)	
	date		expiration date
Final Inspection			
	date	signature	
Certificate Of Occupancy			
	date		
Performance Guarantee Released			
	date	signature	
Defect Guarantee Submitted			
	submitted date	amount	expiration date
Defect Guarantee Released			
	date	signature	<u>—</u>

CITY OF PORTLAND, MAINE **DEVELOPMENT REVIEW APPLICATION**

	PLANNING DEPARTMENT PROCESSING FORM	2001-0295
	ADDENDUM	Application I. D. Number
Brown Development Corporation		10/24/2001
Applicant		Application Date
PO Box 7022. Scarborouah. ME 04070		Starbird Road Condominiums
Applicant's Mailing Address		Project Name/Description
Sebago Technics Inc.	Starbird Road, Portland, Ma	aine
Consultant/Agent	Address of Proposed Site	

Assessor's Reference: Chart-Block-Lot

224 A025001

Approval Conditions of Planning

Agent Fax: 2078562206

1 Subdivision

Agent Ph: (207) 856-0277

Applicant or Agent Daytime Telephone, Fax

- i. that a note be added to the subdivision plat which states that "parking will be allowed on the westerly side of Starbird Road Extension only" and that the applicant shall install "no parking" signs on the easterly side of Starbird Road Extension.
- ii. that the applicant provide a pedestrian path/footbridge, plans of which must be reviewed and approved by the Planning Department, to allow the public to get from the public parking area to the existing trail, which runs through the property being conveyed to the City.
- iii. that the condominium documents be revised to include a covenant which will prohibit garage parking spaces to be converted to living space or otherwise eliminated and that Corporation Counsel review and approved the condominium documents prior to issuance of a building permit.
- iv. that the applicant submit a stormwater maintenance agreement for review and approval by staff prior to issuance of a building permit.
- v. that the applicant provide to the City an executed easement for public access on, over and across its property and for public parking as designated on the approved site plan.

Approval Conditions of DRC

2001-0295

		DRC Copy	Application I. D. Number
Brown Development Corporation			10/24/2001
Applicant		-	Application Date
PO Box 7022, Scarborough, ME 04070			Starbird Road Condominiums
Applicant's Mailing Address			Project Name/Description
Sebago Technics Inc.		Starbird Road, Portland, M	laine
Consultant/Agent		Address of Proposed Site	
	Fax: (207) 856-2206	224 A025001	
Applicant or Agent Daytime Telephone, Fax		Assessor's Reference: Chart	t-Block-Lot
Proposed Development (check all that apply	/): 🔽 New Building 🔲	Building Addition	Residential Office Retail
Manufacturing Warehouse/Distrib	oution Parking Lot	✓ Othe	er (specify)
12 Condominiums	1.40		contract zone
Proposed Building square Feet or # of Units	Acrea	age of Site	Zoning
Check Review Required:			
•	Subdivision	☐ PAD Review	☐ 14-403 Streets Review
Site Plan (major/minor)	# of lots	FAD neview	14-403 Streets Neview
, ,	# 01 1013		
Flood Hazard	Shoreland	☐ HistoricPreservation	DEP Local Certification
Zoning Conditional	Zoning Variance		Other
Use (ZBNPB)			
Fees Paid: Site Pla \$500.00	Subdivision	Engineer Review \$5,4	66.00 Date 3/14/2002
DRC Approval Status:		Reviewer Chris Earle/Steve E	Bushey
Approved	Approved w/Conditions	Denied	
	See Attached		
Approval Date 1/8/2002 A	naroval Evairation 4/	8/2003 Extension to	Additional Chapta
Approval Date	··		Additional Sheets Attached
Condition Compliance	Kandi Talbot	3/1512002	
	signature	date	
Performance Guarantee	Required*	☐ Not Required	
* No building permit may be issued until a p	erformance quarantee has	been submitted as indicated below	
	•		4.4454.0000
✓ Performance Guarantee Accepted	311412002	\$273,300.00	1111512003 expiration date
	date	amount	expiration date
Inspection Fee Paid	data		
	date	amount	
Building Permit Issue	doto		
- Destance Occasion Destance	date	440.000.00	
Performance Guarantee Reduced	10/31/2002	\$42,396.00 remaining balance	see comments
Towns and Contillation of Contillation	date		signature
Temporary Certificate of Occupancy	date	Conditions (See Attached	·
Final languation	uale		expiration date
Final Inspection	date		
Contiliants Of Consumers	uale	signature	
Certificate Of Occupancy	data	_	
Desfarance Occasion D. I.	date		
Performance Guarantee Released	data	eignoturo	
Defect Overentes Ordering	date	signature	
Defect Guarantee Submitted	submitted date	amount	expiration date
Defect Cuerentes Belocat	Submitted date	amount	expiration date
Defect Guarantee Released	date	signature	
	duic	Jignaturo	

2001-0295 Application I. D. Number **ADDENDUM**

Brown Development Corporation	10/24/2001		
Applicant	Application Date		
PO Box 7022, Scarborough, ME 04070	Starbird Road Condominiums		
Applicant's Mailing Address	Project Name/Description		
Sebago Technics Inc.	Starbird Road, Portland, Maine		
Consultant/Agent	Address of Proposed Site		
gent Ph: (207) 856-0277 Agent Fax: 2078562206	224 A025001		
applicant or Agent Daytime Telephone, Fax	Assessor's Reference: Chart-Block-Lot		

Approval Conditions of Planning

1 Subdivision

- i. that a note be added to the subdivision plat which states that "parking will be allowed on the westerly side of Starbird Road Extension only" and that the applicant shall install "no parking" signs on the easterly side of Starbird Road Extension.
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- iv. that the applicant submit a stormwater maintenance agreement for review and approval by staff prior to issuance of a building permit.
- v. that the applicant provide to the City an executed easement for public access on, over and across its property and for public parking as designated on the approved site plan.

Approval Conditions of DRC

City of Portland, Maine - Bui	lding or Use Permit	Permit No:	Date Applied For:	CBL:	
389 Congress Street, 04101 Tel: ((207) 874-8703, Fax: ((207) 874-871 <i>6</i>	04-0399	04/09/2004	224 A025001
Location of Construction:	Owner Name:		Owner Address:		Phone:
118-122 Starbird Rd	Brown Development C	Corp	Po Box 7022		207-767-4473
Business Name:	Contractor Name:		Contractor Address:		Phone
n/a	Terry Brown Builders	, Inc.	PO Box 7022 Scarl	borough	(207) 767-4473
Lessee/Buyer's Name	Phone:		Permit Type:		
n/a	n/a		Multi Family		
PRUD 12 unit condominium/ Build	ing # 4 (3 units).	PRUD	12 unit condomini	um/Building #4 (13	units).
Note: the entire site is 12 condo dw 1) Separate permits shall be required constructed and are not considered.	l for future decks, sheds,	4 is 3 condo dwe	C	••	Ok to Issue:
2) This building #4 shall remain a the for review and approval.	ree family condominiun	n dwelling. Any o	change of use shall i	require a separate per	rmit application
3) This permit is being approved on work.	the basis of plans submi	tted. Any devia	tions shall require a	separate approval be	fore starting that
Dept: Building Status: A	approved	Reviewer:	Tammy Munson	Approval Da	nte: 05/12/2004
Note: see permit # 02-0258 and 04	0398 for permit review is	nfo	·		Ok to Issue:
-	approved with Condition	s Reviewer:	Lt. MacDougal	Approval Da	
Note:					Ok to Issue:
1) THE SPRINKLER SYSTEM SH SUBMITTED TO THE PORTLA			WITH NFPA 13R.	AND THE RESULT	S SHALL BE
2) THE SPRINKLER SYSTEM SH	ALL BE INSTALLED I	N ACCORDAN	CE WITH NFPA 1	3R	
Comments: 4/30/2004-tmm: need stair details, att chase, fire blocking in tenant separati					learance in

5/12/2004-tmm: rec'd above info - okto issue

Planning Copy

2001-0295
Application I. D. Number

Brown Development Corporation			10/24/2001
Applicant		_	Application Date
PO Box 7022. Scarborough, ME 04	070		Starbird Road Condominiums
Applicant's Mailing Address			Project Name/Description
Sebago Technics Inc.		Starbird Road, Portla	-
ConsultanffAgent		Address of Proposed S	Site
Agent Ph: (207)856-0277	Agent Fax: (207)856-2206	224 A025001	
Applicant or Agent Daytime Telephon	e, Fax	Assessor's Reference	: Chart-Block-Lot
Proposed Development (check all tha	t apply): 🕡 New Buildin	g Building Addition Change C	Of Use ☐ Residential ☐ Office ☐ Retail
	<u>—</u>		
Manufacturing Warehouse/	Distribution Parking		
12 Condominiums		1.40	contractzone
Proposed Building square Feet or # o	f Units	Acreage of Site	Zoning
Check Review Required:			
✓ Site Plan (majorhinor)	Subdivision # of lots	PAD Review	14-403 Streets Review
Flood Hazard	Shoreland	HistoricPreservatio	n DEP Local Certification
Zoning Conditional Use (ZBNPB)	Zoning Variance		Other
Fees Paid: Site Pla \$50	0.00 Subdivision	Engineer Review	\$5,466.00 Date 3/14/2002
Planning Approval State	us:	Reviewer Kandi Talbot	
Approved	✓ Approved w/Condition See Attached	itions Deni	ied
Approval Date1/8/2002	Approval Expiration	1/8/2003 Extension to	Attached
OK to Issue Building Permit	Kandi Talbot	3/15/2002	Attached
	signature	date	
Performance Guarantee	Required'		
 No building permit may be issued ur 	ntil a performance guarante	ee has been submitted as indicated belo	ow .
Performance Guarantee Accepted	3/14/2002	\$273.300.	00 11/15/2003
	date	amount	expiration date
Inspection Fee Paid			
	date	amount	
Building Permit Issue			
	date		
performance Guarantee Reduced	10/31/200	2 \$42,396.00	see comments
yonomance Guarantee Neuticeu	date	remaining bala	
Tomporon, Cortificate of Contract		_	·
Temporary Certificate of Occupan	-	Conditions (See Att	
	date		expiration date
Final Inspection			
	date	signature	
Certificate Of Occupancy			
	date		
Performance Guarantee Released	I		
	date	signature	
Defect Guarantee Submitted		-	
	submitted da	ate amount	expiration date
Defect Guarantee Released		abank	oxpiration date
Dolect Odarantee Neleased	date	signature	
	uale	Signature	

2001-0295

Application I. D. Number

	7.55 ± 1.55 € 1.1
Brown Development Corporation	10/24/2001
Applicant	Application Date
PO Box 7022, Scarborough, ME 04070	Starbird Road Condominiums
Applicant's Mailing Address	Project Name/Description
Sebago Technics Inc.	Starbird Road, Portland, Maine
Consultant/Agent	Address of Proposed Site
Agent Ph: (207) 856-0277 Agent Fax: 2078562	6 224 A025001
Applicant or Agent Daytime Telephone, Fax	Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

1 Subdivision

- i. that a note be added to the subdivision plat which states that "parking will be allowed on the westerly side of Starbird Road Extension only" and that the applicant shall install "no parking" signs on the easterly side of Starbird Road Extension.
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Approval Conditions of DRC

2001-0295
Application I. D. Number

Brown Development Corporation			10/24/2001
Applicant		-	Application Date
PO Box 7022, Scarborough, ME 040)70		Starbird Road Condominiums
Applicant's Mailing Address			Project Name/Description
Sebago Technics Inc.		Starbird Road, Portl	
Consultant/Agent	mant Fav. (207) 050 2200	Address of Proposed	Site
Agent Ph: (207)856-0277 Applicant or Agent Daytime Telephon	gent Fax: (207) 856-2206	<u>224 A025001</u> Assessor's Reference	o: Chart Block Lot
Proposed Development (check all that		Building Addition Change	
Manufacturing Warehouse	Distribution Parking L	ot	Other (specify)
12 Condominiums		1.40	contract zone
Proposed Building square Feet or # of	Units /	Acreage of Site	Zoning
Check Review Required:			
Site Plan (major/minor)	Subdivision # of lots	PAD Review	14-403 Streets Review
Flood Hazard	Shoreland	HistoricPreservation	on DEP Local Certification
Zoning Conditional Use (ZBA/PB)	Zoning Variance		Other
Fees Paid: Site Pla \$500	0.00 Subdivision	Engineer Review	\$5,466.00 Date 3/14/2002
DRC Approval Status:		Reviewer Chris Earle/S	Steve Bushey
Approved	Approved w/Conditi	ons Der	nied
Approval Date	Approval Expiration	1/8/2003 Extension to	Additional Sheets
Condition Compliance	Kandi Talbot	3/15/2002	Attached
<u> </u>	signature	date	
Performance Guarantee	✓ Required*	Not Required	
* No building permit may be issued un	til a performance guarantee	has been submitted as indicated bel	ow
Performance Guarantee Accepted	3/142002	\$273,300.	.00 11/15/2003
_	date	amount	
Inspection Fee Paid			
	date	amount	
Building Permit Issue			
	date		
Performance Guarantee Reduced	10/31/2002	\$42,396.0	00 see comments
	date	remaining ba	
Temporary Certificate of Occupand	CV	Conditions (See A	
	date		expiration date
3 Final Inspection			γ
3 ·	date	signature	
Certificate Of Occupancy			
Sommoute of Coodparity	date	_	
Performance Guarantee Released	dato		
Shormanoc Guarantee Releaseu	date	signature	
Defect Guarantee Submitted	dato	Signature	•
	submitted date	e amount	expiration date
Defect Guarantee Released	Submitted date	amount	Oxpiration date
Dolot Guarantee Iteleaseu	date	signature	
	dato	Signature	-

2001-0295

	ADDENDUM Application I. D. Number	
Brown Development Corporation	10/24/2001	
Applicant	Application Date	
PO Box 7022, Scarborough, ME 04070	Starbird Road Condominiums	
Applicant's Mailing Address	Project Name/Description	
Sebago Technics Inc.	Starbird Road, Portland, Maine	
Consultant/Agent	Address of Proposed Site	
Agent Ph: (207) 856-0277 Agent Fax: 2078562206	224 A025001	
Applicant or Agent Daytime Telephone, Fax	Assessor's Reference: Chart-Block-Lot	

Approval Conditions of Planning

1 Subdivision

- i. that a note be added to the subdivision plat which states that "parking will be allowed on the westerly side of Starbird Road Extension only" and that the applicant shall install "no parking" signs on the easterly side of Starbird Road Extension.
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Approval Conditions of DRC

	PLANNING DEP	ARTMENT PROCESSING FORM	2001-0295
		Planning Copy	Application I. D. Number
Barrer Barrela war of Camaradian			10/24/2001
Brown Development Corporation Applicant			Application Date
PO Box 7022, Scarborough, ME 04070			Starbird Road Condominiums
Applicant's Mailing Address		-	Project Name/Description
Sebago Technics Inc.		Starbird Road, Portland, Mair	
ConsultanffAgent		Address of Proposed Site	
Agent Ph: (207)856-0277 Agent	Fax: (207) 856-2206	224 A025001	
Applicant or Agent Daytime Telephone, Fax	(Assessor's Reference: Chart-B	lock-Lot
Proposed Development (check all that appl	y): V New Building	Building Addition Change Of Use [Residential Office Retail
☐ Manufacturing ☐ Warehouse/Distrib		Other (specify)
12 Condominiums	1.40	.	contract zone
Proposed Buildina sauare Feet or # of Units		age of Site	Zoning
- Toposod Banama sadare i cotor ii di oma	7,0100	290 01 0110	
Check Review Required:			
Site Plan	Subdivision	PAD Review	14-403 Streets Review
(major/minor)	# of lots		
Flood Hazard	Shoreland	HistoricPreservation	DEP Local Certification
Zoning Conditional	Zoning Variance		C Others
Use (ZBNPB)	Zorning Variation		U Other
Fees Paid: Site Pla \$500.00	_ Subdivision	Engineer Review \$5,466.	00 Date 3/14/2002
Planning Approval Status:		Reviewer Kandi Talbot	
Approved	Approved w/Conditions	Denied	
	See Attached	Domou	
Approval Date 1/8/2002	Approval Expiration 1/8	8/2003 Extension to	Additional Sheets
OK to Issue Building Permit	Kandi Talbot	3/1512002	Attached
	signature	date	
Performance Guarantee	Required'	Not Required	
 No building permit may be issued until a p 	erformance guarantee has	been submitted as indicated below	
Performance Guarantee Accepted	3/1412002	\$273,300.00	11/1512003
	date	amount	expiration date
Inspection Fee Paid			
	date	amount	
☐ Building Permit Issue			
	date		
Performance Guarantee Reduced	10/31/2002	\$42,396.00	see comments
	date	remaining balance	signature
Temporary Certificate of Occupancy			Ç
Temperary commons of coospansy			
Final Inspection	date	Conditions (See Attached)	expiration date
I mai mapeedion	date	Conditions (See Attached)	expiration date
			expiration date
☐ Certificate Of Occupancy	date	signature	expiration date
Certificate Of Occupancy	date		expiration date
			expiration date
Certificate Of Occupancy Performance Guarantee Released	date date	signature	expiration date
Performance Guarantee Released	date		expiration date
	date date	signature	expiration date expiration date

date

signature

PLANNING DEPAI	RIMENI PROCESSING FORM	2001-0233
	ADDENDUM	Application I. D. Number
		10/24/2001
		Application Date
		Starbird Road Condominiums
		Project Name/Description
	Starbird Road, Portland, Ma	ine
	Address of Proposed Site	

Assessor's Reference: Chart-Block-Lot

0004 0005

Approval Conditions of Planning

224 A025001

Agent Fax: 2078562206

1 Subdivision

Applicant

Brown Development Corporation

Applicant's Mailing Address Sebago Technics Inc. Consultant/Agent

Agent Ph: (207) 856-0277

PO Box 7022, Scarborough, ME 04070

Applicant or Agent Daytime Telephone, Fax

- i. that a note be added to the subdivision plat which states that "parking will be allowed on the westerly side of Starbird Road Extension only" and that the applicant shall install "no parking" signs on the easterly side of Starbird Road Extension.
- 2 ii. that the applicant provide a pedestrian path/footbridge, plans of which must be reviewed and approved by the Planning Department, to allow the public to get from the public parking area to the existing trail, which runs through the property being conveyed to the City.
- 3 iii. that the condominium documents be revised to include a covenant which will prohibit garage parking spaces to be converted to living space or otherwise eliminated and that Corporation Counsel review and approved the condominium documents prior to issuance of a building permit.
- 4 iv. that the applicant submit a stormwater maintenance agreement for review and approval by staff prior to issuance of a building permit.
- 5 v. that the applicant provide to the City an executed easement for public access on, over and across its property and for public parking as designated on the approved site plan.

Approval Conditions of DRC

2001-0295 Application I. D. Number

Brown Development Corporation	1	.,		724/2001
Applicant				plication Date
PO Box 7022, Scarborough, ME 04070				arbird Road Condominiums
Applicant's Mailing Address			oject Name/Description	
Sebago Technics Inc.		oad, Portland, Maine		
Consultant/Agent			Proposed Site	
Agent Ph: (207)856-0277	Agent Fax: (207) 856-2200			
Applicant or Agent Daytime Telepho	ne, Fax	Assessor's	Reference: Chart-Block-	Lot
Proposed Development (check all the	iat apply): 📝 New Buildin	g Building Addition	Change Of Use	Residential Office Retail
Manufacturing Warehous	e/Distribution Parking	Lot	✓ Other (spec	ify)
12 Condominiums		1.40		contract zone
Prooosed Buildina sauare Feet or #	of Units	Acreage of Site		Zoning
Check Review Required:				
Site Plan	Subdivision	☐ PAD Re	view	14-403 Streets Review
(majorhinor)	# of lots			
Flood Hazard	Shoreland	Historicl	Preservation	DEP Local Certification
Zoning Conditional	7 Zaning Variance			
Zoning Conditional Use (ZBNPB)	Zoning Variance			Other
Fees Paid: Site Pla\$8	500.00 Subdivision	Engineer Rev	siew \$5,466.00	Date 3/14/2002
DRC Approval Status:		Reviewer Ch ı	ris Earle/Steve Bushey	
Approved	Approved w/Cond See Attached	itions	Denied	
Approval Date	Approval Expiration	1/8/2003 Extension	onto	Additional Sheets
Condition Compliance	Kandi Talbot	3/15/2002		Attached
–	signature	date		
Performance Guarantee	✓ Required*	Not Rec	quired	
• No building permit may be issued	until a performance guarant	ee has been submitted as ind	licated below	
✓ Performance Guarantee Accepte	ed 3/14/200 2	2	\$273,300.00	11/1512003
1 chamanee daarantee 7toopt	date	<u> </u>	amount	expiration date
Inspection Fee Paid				·
	date		amount	
Building Permit Issue				
	date			
Performance Guarantee Reduce	ed 10/31/200	2	\$42,396.00	see comments
•	date		naining balance	signature
Temporary Certificate of Occupa	ncv		ns (See Attached)	Ü
	date		110 (0007 (((001)	expiration date
Final Inspection				
r man mopeonom	date		signature	
Certificate Of Occupancy	44.10		o.g. a.a.	
Continuate of Occupancy	date			
Performance Guarantee Release				
Fellolillance Guarantee Release	eddate	<u> </u>	signature	
Defeat Currentee Culturille	uale		signatur e	
Defect Guarantee Submitted	اداد مناهدهان		omount.	ovelentine det-
Defeat Consession B. I.	submitted d	aic	amount	expiration date
Defect Guarantee Released	J-1		oignotur-	
	date		signature	

NG DEPARTMENT PROCESSING FORM	2001-0295
ADDENDUM	Application I. D. Number
	1012412001
	Application Date
	Starbird Road Condominiums
	Project Name/Description
Starbird Road, Portland, Ma	ine
Address of Proposed Site	

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

224 A025001

1 Subdivision

Applicant

Brown Development Corporation

Applicant's Mailing Address
Sebago Technics Inc.
ConsultanffAgent

Agent Ph: (207) 856-0277

PO Box 7022, Scarborough, ME 04070

Applicant or Agent Daytime Telephone, Fax

Agent Fax: 2078562206

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- 5 v. that the applicant provide to the City an executed easement for public access on, over and across its property and for public parking as designated on the approved site plan.

Approval Conditions of DRC

City of Portland



7.

Τα		Terry	/ Brown		From:	Tammy Munson	
Fax	(:	(207	7)767-1306		Pages:	1	
Pho	one:	(207	1831-1776		Date:	04/30/04	
Re:		Starl	oird Road		cc:		
Ø	Jrge	ent	☐ For Review	☐ Please Com	nment	☐ Please Reply	☐ Please Recycle
The Roa		llowir	ng is a list of the it	ems we need a	ddresse	d on the submitte	d permits for Starbird
1.	Sta	ir det	tails (tread, rise, h	eadroom, etc.)			
2.	Atti	c ac	cess (two areas of	the third floor)	-please	show sire and loc	cation.
3.		ight c iipme		ng the third floo	or framir	ng is adequate to s	support the HVAC
4.	Sm	oke c	letector locations.				
5.	Cle	aran	ce in chase and us	e.			
6.	Fire	e bloc	king in tenant sep	paration wall an	d struct	ural support.	

City of Portland, Maine	Building or Use Permit		Permit No:	Date Applied For:	CBL:
389 Congress Street, 04101	Tel: (207) 874-8703, Fax: (2	207) 874-8716	04-0399	04/09/2004	224 A025001
ocation of Construction:	Owner Name:	Į(Owner Address:		Phone:
118-122 Starbird Rd	Brown Development Co	Brown Development Corp Po			207-767-4473
Business Name:	Contractor Name:	Contractor Name: Co.			Phone
n/a	Terry Brown Builders,	Inc.	PO Box 7022 Scart	oorough	(207) 767-4473
_essee/Buyer's Name	Phone:]	Permit Type:		
n/a	n/a	Ĺ	Multi Family		
			d Project Description: 12 unit condomini	um/Building #4 (13	3 units).
Note: the entire site is 12 con 1) Separate permits shall be re constructed and are not con	cus: Approved with Conditions ado dwelling units - this bldg #4 equired for future decks, sheds, psidered to be decks.	is 3 condo dwe	rages. It is understo	ood that the rear pati	Ok to Issue:
3) This permit is being approvious work.	red on the basis of plans submitt	ted. Any deviat	ions shall require a	separate approval be	efore starting that
Dept: Building State Note:	us: Pending	Reviewer:	Michigant THUMSON	Approval Da	ate: Ok to Issue:
-	us: Approved with Conditions	Reviewer:	Lt. MacDougal	Approval Da	
Note:					Ok to Issue:
SUBMITTED TO THE PO	M SHALL BE TESTED IN AC RTLAND FIRE DEPARTMEN M SHALL BE INSTALLED IN	NT			'S SHALL BE
Comments:					
	, attic acces info, third floor wei	oht calc's for hy	ac equinment smol	ke det locations cle	arance in chase
Wood of them, need stail details,	, actic acces mile, ama most wei	5 care 5 101 11 v	ac equipment, sino	ac act rocations, cic	

'ire blocking in tenant separating walls and structural support of walls, - faxed info to builder.

	Building or Use Permi	i t	Permit No:	Date Applied For:	CBL
389 Congress Street, 04101	e		04-0399	04/09/2004	224 A025001
Location of Construction:	Owner Name:	• •	Owner Address:	<u> </u>	Phone:
118-122 Starbird Rd	118-122 Starbird Rd Brown Development Corp		Po Box 7022		207-767-4473
Business Name:	Business Name: Contractor Name:		Contractor Address:		Phone
n/a	Terry Brown Builders	s, Inc.	PO Box 7022 Scar	borough	(207) 767-4473
Lessee/Buyer's Name	Phone:		Permit Type:		•
n/a	n/a		Multi Family		
Proposed Use:	1	Propose	d Project Description:		
PRUD 12 unit condominium/	Building # 4 (3 units).	PRUD	12 unit condomin	ium/Building#4 (13 units).
	us: Approved with Condition do dwelling units - this bldg		e e	al Approval D	
Note: the entire site is 12 con	ado dwelling units - this bldg equired for future decks, sheds	#4 is 3 condo dy	velling units	••	Ok to Issue:
Note: the entire site is 12 con 1) Separate permits shall be re constructed and are not con	ado dwelling units - this bldg equired for future decks, shed sidered to be decks. ain a three family condominic	#4 is 3 condo dv ls, pools, and/or g	velling units garages. It is under	stood that the rear p	Ok to Issue:
Note: the entire site is 12 con 1) Separate permits shall be re constructed and are not con 2) This building #4 shall rema	ado dwelling units - this bldg equired for future decks, shed sidered to be decks. ain a three family condominic approval.	#4 is 3 condo dy	velling units garages. It is under y change of use sha	stood that the rear p	Ok to Issue: eatios are not e permit
 Note: the entire site is 12 con Separate permits shall be re constructed and are not con This building #4 shall rema application for review and a This permit is being approve that work. 	ado dwelling units - this bldg equired for future decks, shed sidered to be decks. ain a three family condominic approval.	#4 is 3 condo dy	velling units garages. It is under y change of use sha ations shall require	stood that the rear p	Ok to Issue: patios are not e permit I before starting



CITY OF PORTLAND MAINE

389 Congress St., Rm 315 Portland, ME 04101

Tel. - 207-874-8709 Fax - 207-874-8716

TO:

Inspector of Buildings City of Portland, Maine Planning & Urban Development

Division of Housing & Community Services
FROM DESIGNER:
29 Black Point Road, Scarborough, Maine 0407
DATE: March 18, 2002
Job Name: Starbird Condominiums
Address of Construction: Starbird Road, Portland, Maine
THE BOCA NATIONAL BUILDING CODE/1999 FourteenthEDITION Construction project was designed according to the building code criteria listed below:
Building Code and Year 1999 BOCA Use Group Classification(s) R=3
Type of Construction 5B Bldg Height 29: 211 Bldg Sq. Footage 8, 340
Seismic Zone AV=0.110 Group Class 1
Roof Snow Load Per Sq. Ft. sloped 42 Desd Load Per Sq. Ft. 15p8f
Basic Wind Speed (mph) 85 psf Effective Velocity Pressure Per Sq. Ft. 18,5 psf
Floor Live Load Per Sq. Ft structure assembly 50 paf
Structure has full sprinkler system? Yes X No Alarm System? Yes No X Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.
Is structure being considered unlimited area building: Yes_No_X
If mixed use, what subsection of 313 is being considered N/A
If mixed use, what subsection of 313 is being considered List Occupant louding for each room or space, designed into this Project SED ARCH STAND
PSH 6/07/2K Deline Strong ure 1145 1145 TE OF MARKETINI
www.mmm.





CITY OF PORTLAND **BUILDING CODE CERTIFICATE** 389 Congress St., Rm 315 Portland, ME 04101

TO:	Inspector of Buildings City of Portland, Maine Department of Pinnning & Urban Development Division of Housing & Community Service
FROM:	Gawron Architects
RE:	Certificate of Design
DATE:	March 19, 2002
•	and/or specifications covering construction work on: Condominiums
Starbird	Condominiums
Starbird	Road, Portland, Maine

Have ken designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth



Signature

Title Principal

Firm Gawron Architects

Address 29 Black Point Road, Scarborough, Maine

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

PSH 6/20/2k

	p/-1
	Date: 4/23/04
Address: 118-122 Stanbud Rd	C-B-L: 224-A-025
CHECK-LIST AGAINST ZONING	
Date - Vew Jeres all Version	-04-0399
Interior or corner lot - end of Street	he - R-3 PRUM
Proposed Use Work - Construct Bldg#4 (3 D.u-condes)
a plantant 170	
Lot Street Frontage - 50 min - 400 total	Approx & Lown
Lot Street Frontage - 50'nin - 400' total Front Yard - This build is show up to	superty he (contract to
Rear Yard - 25 Per Blass Side Yard - 20' between Blass Projections - Attached zen garages - re Width of Lot - 75 ma - 2400 (Show	A
Projections - Athord 2 ch as 1000	the +1to
Width of Lot - 75 min - 24001 Shows	in patras, was assess
Width of Lot - 75 ma - 2400 8hun Height - 35 mAx 248 Scaled	
Lot Aren •	
Lot Coverage/Impervious Surface - of Lac	antract Zae
Area per Family -	
Off-street Parking - ok de Contract Zae?	Attached 2 ch garage
Area per Family - Off-street Parking - of de Contract Zee? Loading Bays - NA Site Plan - MAPT #201-029	ACRES To Lowed
Site Plan - MA pr #201-0295	The Sheet
Site Plan - MAJOT # 2001 - 0295 Shoreland Zoning/Stream Protection - WA	
Flood Plains - Ptrel 12 - Zne X	•
	1
PATUS only No	T built Structuo