

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 040599

PERMIT ISSUED  
MAY 14 2004  
CITY OF PORTLAND

This is to certify that Brown Development Corp / T... y Brown ... Inc.

has permission to PRUD 12 unit condominium building 3 units

AT 118-122 Starbird Rd

224 A025001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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

Notification of inspection must be given and written permission procured before this building or part thereof is laid or closed-in. HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

DepartmentName

[Signature]  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Bldg. 4

# All Purpose Building Permit Application

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

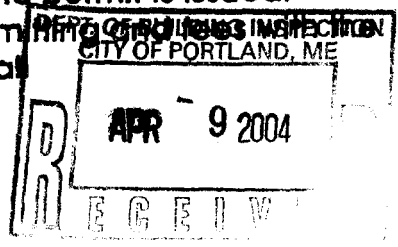
Location/Address of Construction: <u>STARBIRD RD. EXT. PORTLAND, ME.</u>		
Total Square Footage of Proposed Structure <u>7200 SF LIVING SPACE</u>	Square Footage of Lot <u>1.2 ACRES ±</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>224</u> Block# <u>A</u> Lot# <u>025</u>	Owner: <u>BROWN DEVELOPMENT CORP.</u>	Telephone: <u>767-4473</u>
Lessee/Buyer's Name (If Applicable) <u>N/A.</u>	Applicant name, address & telephone: <u>TERRY BROWN</u> <u>P.O. BOX 7022</u> <u>SCARBOROUGH, ME.</u>	Cost Of Work: \$ <u>300,000.00</u> Fee: \$
Current use: <u>VACANT LOT</u> <u>04070</u>		
If the location is currently vacant, what was prior use: <u>NONE</u>		
Approximately how long has it been vacant: <u>UNKNOWN</u>		
Proposed use: <u>P.R.U.D. RESIDENTIAL CONDOMINIUMS</u>		<u>(Bldg # 4)</u> <u>3 UNIT</u>
Project description: <u>3 Condos</u>		
Contractor's name, address & telephone: <u>TERRY BROWN BUILDERS INC.</u> <u>P.O. BOX 7022 SCARBOROUGH, ME. 04070</u>		
Mailing address: <u>will p/u.</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit

Signature of applicant: <u>[Signature]</u>	Date: <u>4/5/04</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permit requirements in the Planning Department on the 4th floor of City Hall





**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**

**PROM DESIGNER:** Gawron Architects  
29 Black Point Road, Scarborough, Maine 04074

**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 **Bldg. Height** 29'-2" **Bldg. Sq. Footage** 8,340

**Seismic Zone** AV=0.110 **Group Class** 1

**Roof Snow Load Per Sq. Ft.** sloped 42 **Dead Load Per Sq. Ft.** 15psf

**Basic Wind Speed (mph)** 85 psf **Effective Velocity Pressure Per Sq. Ft.** 18.5 psf

**Floor Live Load Per Sq. Ft.** structure assembly 50 psf

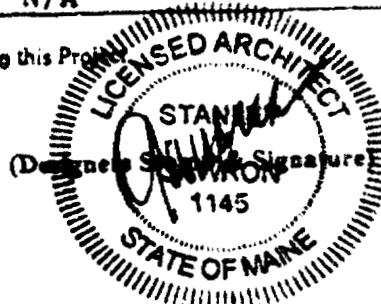
**Structure has full sprinkler system?** Yes X No      **Alarm System?** Yes      No X  
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

**Is structure being considered unlimited area building:** Yes      No X

**If mixed use, what subsection of 31 is being considered** N/A

**List Occupant loading for each room or space, designed into this Project**

PSH 6/07/2K





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

**TO:** Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

**FROM:** Gawron Architects

**RE:** Certificate of Design

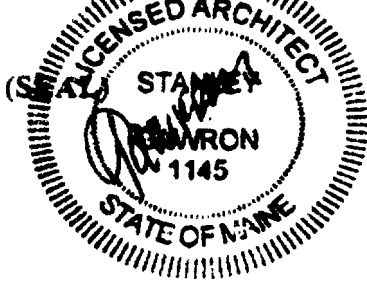
**DATE:** March 19, 2002

**These plans and/or specifications covering construction work on:**

Starbird Condominiums

Starbird Road, Portland, Maine

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



Signature Stan Gawron

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.

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

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

**PERMIT ISSUED**

Permit No: 04-0399	Issue Date: MAY 14 2004	CBL: 224 A025001
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Location of Construction: 87 Starbird Rd	Owner Name: Brown Development Corp	Owner Address: Po Box 7022 CITY OF PORTLAND	Phone: 207-767-4473
Business Name: n/a	Contractor Name: Terry Brown Builders, Inc.	Contractor Address: PO Box 7022 Scarborough	Phone: 2077674473
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Multi Family	Zone: C24

Past Use: Vacant	Proposed Use: PRUD 12 unit condominium / Building # 4 ( 3 units).	Permit Fee: \$2,946.00	Cost of Work: \$300,000.00	CEO District: 3	R3 PRUD
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Proposed Project Description: PRUD 12 unit condominium / Building #4 (13 units).	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB BOCA 1999
	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: gg	Date Applied For: 04/09/2004	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 2 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2001-0295</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>5/23/04</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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

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

**10/24/2001**  
Application Date

**Brown Development Corporation**

Applicant

**PO Box 7022, Scarborough, ME 04070**

Applicant's Mailing Address

**Sebago Technics Inc.**

Consultant/Agent

**Agent Ph: (207)856-0277 Agent Fax: (207) 856-2206**

Applicant or Agent Daytime Telephone, Fax

**Starbird Road Condominiums**

Project Name/Description

**Starbird Road, Portland, Maine**

Address of Proposed Site

**224 A025001**

Assessor's Reference: Chart-Block-Lot

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

**12 Condominiums** **1.40** **contract zone**  
Proposed Building square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

- |   |  |  |  |
|---|--|--|--|
| <input type="checkbox"/> Site Plan (major/minor)        | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                   | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBNPB) | <input type="checkbox"/> Zoning Variance             | <input type="checkbox"/> 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** See Attached  **Denied**

Approval Date 1/8/2002 Approval Expiration 1/8/2003 Extension to \_\_\_\_\_  Additional Sheets Attached

OK to Issue Building Permit Kandi Talbot 3/15/2002  
signature date

**Performance Guarantee**  **Required\***  **Not Required**

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>3/14/2002</u> date	<u>\$273,300.00</u> amount	<u>11/15/2003</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input checked="" type="checkbox"/> Performance Guarantee Reduced	<u>10/31/2002</u> date	<u>\$42,396.00</u> remaining balance	<u>see comments</u> signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

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

**2001-0295**

Application I. D. Number

**10/24/2001**

Application Date

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Project Name/Description

**Brown Development Corporation**

Applicant

**PO Box 7022. Scarborough. ME 04070**

Applicant's Mailing Address

**Sebago Technics Inc.**

Consultant/Agent

**Agent Ph: (207) 856-0277**

**Agent Fax: 2078562206**

Applicant or Agent Daytime Telephone, Fax

**Starbird Road, Portland, Maine**

Address of Proposed Site

**224 A025001**

Assessor's Reference: Chart-Block-Lot

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**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.

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.

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**Approval Conditions of DRC**

1 i. See Planning's conditions

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

**2001-0295**

Application I. D. Number

**10/24/2001**

Application Date

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

**12 Condominiums**      **1.40**      **contract zone**

Proposed Building square Feet or # of Units      Acreage of Site      Zoning

**Check Review Required:**

- |   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                       | <input type="checkbox"/> Shoreland             | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBNPB)     | <input type="checkbox"/> Zoning Variance       | <input type="checkbox"/> Other _____           |  |

Fees Paid:    Site Pla    **\$500.00**    Subdivision    Engineer Review    **\$5,466.00**    Date    **3/14/2002**

**DRC Approval Status:**

Reviewer **Chris Earle/Steve Bushey**

- Approved**       **Approved w/Conditions** See Attached       **Denied**

Approval Date **1/8/2002**      Approval Expiration **1/8/2003**      Extension to \_\_\_\_\_       Additional Sheets Attached

Condition Compliance      **Kandi Talbot**      **3/15/2002**  
signature      date

**Performance Guarantee**       **Required\***       **Not Required**

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

2001-0295

Application I. D. Number

10/24/2001

Application Date

Starbird Road Condominiums

Project Name/Description

Brown Development Corporation

Applicant

PO Box 7022, Scarborough, ME 04070

Applicant's Mailing Address

Sebago Technics Inc.

Consultant/Agent

Agent Ph: (207) 856-0277

Agent Fax: 2078562206

Applicant or Agent Daytime Telephone, Fax

Starbird Road, Portland, Maine

Address of Proposed Site

224 A025001

Assessor's Reference: Chart-Block-Lot

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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.

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**

1 i. See Planning's conditions

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

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

<b>Permit No:</b> 04-0399	<b>Date Applied For:</b> 04/09/2004	<b>CBL:</b> 224 A025001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 118-122 Starbird Rd	<b>Owner Name:</b> Brown Development Corp	<b>Owner Address:</b> Po Box 7022	<b>Phone:</b> 207-767-4473
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Terry Brown Builders, Inc.	<b>Contractor Address:</b> PO Box 7022 Scarborough	<b>Phone:</b> (207) 767-4473
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Multi Family	

PRUD 12 unit condominium/ Building # 4 ( 3 units).

PRUD 12 unit condominium/ Building #4 (13 units).

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 04/23/2004**Note:** the entire site is 12 condo dwelling units - this bldg #4 is 3 condo dwelling units**Ok to Issue:** 

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. It is understood that the rear patios are not constructed and are not considered to be decks.
- 2) This building #4 shall remain a three family condominium dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved      **Reviewer:** Tammy Munson      **Approval Date:** 05/12/2004**Note:** see permit # 02-0258 and 040398 for permit review info**Ok to Issue:** **Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 04/26/2004**Note:****Ok to Issue:** 

- 1) THE SPRINKLER SYSTEM SHALL BE TESTED IN ACCORDANCE WITH NFPA 13R AND THE RESULTS SHALL BE SUBMITTED TO THE PORTLAND FIRE DEPARTMENT
- 2) THE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13R

**Comments:**

4/30/2004-tmm: need stair details, attic acces info, third floor weight calc's for hvac equipment, smoke det locations, clearance in chase, fire blocking in tenant separating walls and structural support of walls, - faxed info to builder.

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

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

**Planning Copy**

**2001-0295**

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**1.40**

**contractzone**

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

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Reviewer Kandi Talbot

- Approved  **Approved w/Conditions** See Attached  Denied

Approval Date 1/8/2002 Approval Expiration 1/8/2003 Extension to \_\_\_\_\_  Additional Sheets Attached

OK to Issue Building Permit Kandi Talbot 3/15/2002  
signature date

**Performance Guarantee**

Required  Not Required

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<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
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**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

**2001-0295**

Application I. D. Number

**10/24/2001**

Application Date

**Starbird Road Condominiums**

Project Name/Description

**Brown Development Corporation**

Applicant

**PO Box 7022, Scarborough, ME 04070**

Applicant's Mailing Address

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Consultant/Agent

**Agent Ph: (207) 856-0277      Agent Fax: 2078562206**

Applicant or Agent Daytime Telephone, Fax

**Starbird Road, Portland, Maine**

Address of Proposed Site

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1 i. See Planning's conditions

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

**2001-0295**

Application I. D. Number

**10/24/2001**

Application Date

**Brown Development Corporation**

Applicant

**PO Box 7022, Scarborough, ME 04070**

Applicant's Mailing Address

**Sebago Technics Inc.**

Consultant/Agent

**Agent Ph: (207)856-0277      Agent Fax: (207) 856-2206**

Applicant or Agent Daytime Telephone, Fax

**Starbird Road Condominiums**

Project Name/Description

**Starbird Road, Portland, Maine**

Address of Proposed Site

**224 A025001**

Assessor's Reference: Chart-Block-Lot

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

**12 Condominiums**      **1.40**      **contract zone**  
Proposed Building square Feet or # of Units      Acreage of Site      Zoning

**Check Review Required:**

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

Fees Paid:    Site Pla **\$500.00**    Subdivision \_\_\_\_\_    Engineer Review **\$5,466.00**    Date **3/14/2002**

**DRC Approval Status:**

Reviewer **Chris Earle/Steve Bushey**

- Approved**       **Approved w/Conditions** See Attached       **Denied**

Approval Date **1/8/2002**      Approval Expiration **1/8/2003**      Extension to \_\_\_\_\_       Additional Sheets Attached

Condition Compliance      **Kandi Talbot**      **3/15/2002**  
signature      date

**Performance Guarantee**       **Required\***       **Not Required**

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<b>3/14/2002</b> date	<b>\$273,300.00</b> amount	<b>11/15/2003</b> expiration date
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<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	<b>10/31/2002</b> date	<b>\$42,396.00</b> remaining balance	<b>see comments</b> signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
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**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

**2001-0295**

Application I. D. Number

**10/24/2001**

Application Date

**Brown Development Corporation**

Applicant

**PO Box 7022, Scarborough, ME 04070**

Applicant's Mailing Address

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Consultant/Agent

**Agent Ph: (207) 856-0277      Agent Fax: 2078562206**

Applicant or Agent Daytime Telephone, Fax

**Starbird Road Condominiums**

Project Name/Description

**Starbird Road, Portland, Maine**

Address of Proposed Site

**224 A025001**

Assessor's Reference: Chart-Block-Lot

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**Approval Conditions of Planning**

**1** Subdivision

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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.

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**Approval Conditions of DRC**

**1** i. See Planning's conditions

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

**2001-0295**  
Application I. D. Number  
**10/24/2001**  
Application Date  
**Starbird Road Condominiums**  
Project Name/Description

**Brown Development Corporation**  
Applicant  
**PO Box 7022, Scarborough, ME 04070**  
Applicant's Mailing Address  
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**Agent Ph: (207)856-0277 Agent Fax: (207) 856-2206**  
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**Starbird Road, Portland, Maine**  
Address of Proposed Site  
**224 A025001**  
Assessor's Reference: Chart-Block-Lot

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

**12 Condominiums** **1.40** **contract zone**  
Proposed Building Area Square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

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

Fees Paid: Site Plan **\$500.00** 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 Expiration **1/8/2003** Extension to \_\_\_\_\_  Additional Sheets Attached

OK to Issue Building Permit **Kandi Talbot** **3/15/2002**  
signature date

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

2001-0295

Application I. D. Number

10/24/2001

Application Date

Starbird Road Condominiums

Project Name/Description

Brown Development Corporation

Applicant

PO Box 7022, Scarborough, ME 04070

Applicant's Mailing Address

Sebago Technics Inc.

Consultant/Agent

Agent Ph: (207) 856-0277

Agent Fax: 2078562206

Applicant or Agent Daytime Telephone, Fax

Starbird Road, Portland, Maine

Address of Proposed Site

224 A025001

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**Approval Conditions of DRC**

1 i. See Planning's conditions

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

**2001-0295** \_\_\_\_\_

Application I. D. Number

**10/24/2001** \_\_\_\_\_

Application Date

**Starbird Road Condominiums** \_\_\_\_\_

Project Name/Description

**Brown Development Corporation** \_\_\_\_\_

Applicant

**PO Box 7022, Scarborough, ME 04070** \_\_\_\_\_

Applicant's Mailing Address

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Consultant/Agent

**Agent Ph: (207)856-0277 Agent Fax: (207) 856-2206** \_\_\_\_\_

Applicant or Agent Daytime Telephone, Fax

**Starbird Road, Portland, Maine** \_\_\_\_\_

Address of Proposed Site

**224 A025001** \_\_\_\_\_

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
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**12 Condominiums** \_\_\_\_\_ **1.40** \_\_\_\_\_ **contract zone** \_\_\_\_\_  
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**Check Review Required:**

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Fees Paid: Site Pla \$500.00 Subdivision \_\_\_\_\_ Engineer Review \$5,466.00 Date 3/14/2002

**DRC Approval Status:**

Reviewer Chris Earle/Steve Bushey

- Approved**  **Approved w/Conditions** See Attached  **Denied**

Approval Date 1/8/2002 Approval Expiration 1/8/2003 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Kandi Talbot 3/15/2002  
 signature date

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

**2001-0295**

Application I. D. Number

**1012412001**

Application Date

**Starbird Road Condominiums**

Project Name/Description

**Brown Development Corporation**

Applicant

**PO Box 7022, Scarborough, ME 04070**

Applicant's Mailing Address

**Sebago Technics Inc.**

Consultant/Agent

**Agent Ph: (207) 856-0277      Agent Fax: 2078562206**

Applicant or Agent Daytime Telephone, Fax

**Starbird Road, Portland, Maine**

Address of Proposed Site

**224 A025001**

Assessor's Reference: Chart-Block-Lot

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**Approval Conditions of Planning**

**1 Subdivision**

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**Approval Conditions of DRC**

**1** i. See Planning's conditions

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# Fax

To: Terry Brown

From: Tammy Munson

**Fax:** (207)767-1306

Pages: 1

Phone: (207)1831-1776

Date: 04/30/04

Re: Starbird Road

CC:

Urgent     For Review     Please Comment     Please Reply     Please Recycle

---

The following is a list of the items we need addressed on the submitted permits for Starbird Road:

1. Stair details (tread, rise, headroom, etc.)
2. Attic access (two areas of the third floor) -please show size and location.
3. Weight calculations showing the third floor framing is adequate to support the HVAC equipment.
4. Smoke detector locations.
5. Clearance in chase and use.
6. Fire blocking in tenant separation wall and structural support.
- 7.

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

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

<b>Permit No:</b> 04-0399	<b>Date Applied For:</b> 04/09/2004	<b>CBL:</b> 224 A025001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 118-122 Starbird Rd	<b>Owner Name:</b> Brown Development Corp	<b>Owner Address:</b> Po Box 7022	<b>Phone:</b> 207-767-4473
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Terry Brown Builders, Inc.	<b>Contractor Address:</b> PO Box 7022 Scarborough	<b>Phone:</b> (207) 767-4473
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Multi Family	

<b>Proposed Project Description:</b> PRUD 12 unit condominium / Building #4 (13 units).	
--	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 04/23/2004

**Note:** the entire site is 12 condo dwelling units - this bldg #4 is 3 condo dwelling units      **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. It is understood that the rear patios are not constructed and are not considered to be decks.
- 2) This building #4 shall remain a three family condominium dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Pending      **Reviewer:** ~~Mike Magent~~      **Approval Date:**

**Note:**       **Ok to Issue:**

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 04/26/2004

**Note:**      **Ok to Issue:**

- 1) THE SPRINKLER SYSTEM SHALL BE TESTED IN ACCORDANCE WITH NFPA 13 R AND THE RESULTS SHALL BE SUBMITTED TO THE PORTLAND FIRE DEPARTMENT
- 2) THE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13 R

**Comments:**

4/30/04-tmm: need stair details, attic acces info, third floor weight calc's for hvac equipment, smoke det locations, clearance in chase, fire blocking in tenant separating walls and structural support of walls, - faxed info to builder.

**City of Portland, Maine - Building or Use Permit**  
**389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716**

<b>Permit No:</b> 04-0399	<b>Date Applied For:</b> 04/09/2004	<b>CBL</b> 224 A025001
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<b>Lessee/Buyer's Name</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Multi Family	

<b>Proposed Use:</b> PRUD 12 unit condominium / Building # 4 (3 units).	<b>Proposed Project Description:</b> PRUD 12 unit condominium / Building #4 (13 units).
--	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 04/23/2004  
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**Dept:** Building      **Status:** Pending      **Reviewer:**      **Approval Date:**      **Ok to Issue:**



**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: Gawron**

29 Black Point Road, Scarborough, Maine 04074

**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 Bldg. Height 29' - 2" Bldg. Sq. Footage 8,340

Seismic Zone AV=0.110 Group Class 1

Roof Snow Load Per Sq. Ft. sloped 42 Dead Load Per Sq. Ft. 15psf

Basic Wind Speed (mph) 85 psf ✓ Effective Velocity Pressure Per Sq. Ft. 18.5 psf

Floor Live Load Per Sq. Ft. structure assembly 50 psf ✓

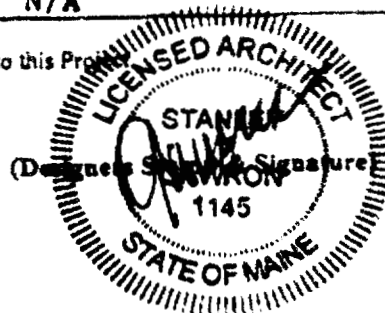
Structure has full sprinkler system? Yes X No \_\_\_\_\_ Alarm System? Yes \_\_\_\_\_ No X  
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes \_\_\_\_\_ No X

If mixed use, what subsection of 313 is being considered N/A

List Occupant loading for each room or space, designed into this Project

PSH 6/07/2K





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

**TO:** Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

**FROM:** Gawron Architects

**RE:** Certificate of Design

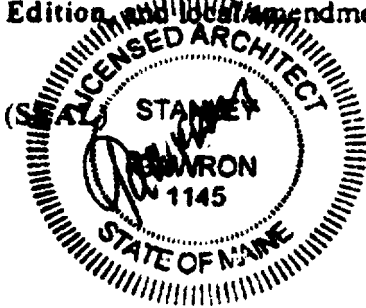
**DATE:** March 19, 2002

**These plans and/or specifications covering construction work on:**

Starbird Condominiums

Starbird Road, Portland, Maine

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



Signature Stanley Gawron

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.

Applicant: Brown Dev.

Date: 4/23/04

Address: 118 - 122 Starbuck Rd

C-B-L: 224-A-025

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Development #04-0399

Zone Location -- C-24 Contract Zone - using underlying R-3 PUD

Interior or corner lot - end of street

Proposed Use/Work - Construct Bldg #4 (3 D.U. - condos)

Sewage Disposal - City

Lot Street Frontage - 50' min - 400' total approx shown

Front Yard - This building is shown up to property line (contract zone)

Rear Yard - 25' required - 25' shown to principal structure

Side Yard - - 20' between Bldgs

Projections - ~~25' to side property line~~

Width of Lot - 75' min - ~~~400' shown~~

Height - 35' MAX - 24' Scaled

Lot Area -

Lot Coverage/Impervious Surface - OK under contract zone

Area per Family -

Off-street Parking - OK under contract zone - attached 2 car garage

Loading Bays - N/A

3 SPACES ALLOWED  
ACROSS THE STREET

Site Plan - Major #2001-0295

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 12 - Zone X

PATIOS only not built structure