

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE JAN. 13, 1986

MAR 7 1986

City of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 368 Auburn Street, Fire District #1 [] #2 []
1. Owner's name and address North Porcupine Commons Associates, Telephone 617-682-7092
2. Lessee's name and address 727 Atlantic Ave., Boston, MA 02111, Telephone
3. Contractor's name and address Loading Company, Inc., Telephone
engineers - DiPasquale-Henry - 1321 Washington Avenue 797-2010

Proposed use of building condominium subdivision, No. of stories, No. families,
Material, No. stories, Heat, Style of roof, Roofing,
Other buildings on same lot

Estimated contractual cost \$4,000, 40.00 pd 2-27-86
Appraisal Fees \$350.00
Base Fee
Late Fee \$4,175.00
TOTAL \$4,525.00

FIELD INSPECTOR - Mr. (w/ 775-5451)

major site plan reveal subdivision for 167 lots at 25.00 each 4,175.00 Stamp of Special Conditions

To construct foundation 25' x 100' approximate size to used for 2 condominium buildings 3 condominiums in each building - this is for 2 foundations for 2 separate buildings

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Perm notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber - Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others: same

Signature of Applicant Richard Michael For Phone #
Type Name of above 1 [] 2 [] 3 [] 4 []

CITY OF PORTLAND, MAINE
PLANNING BOARD

Jack D. Humelek, Chairman
Barbara A. Vestal, Vice Chairman
Harry E. Cummings
Jean E. Gilpatrick
John L. Barker
Joseph R. DeCoursey
Michael J. Yentor

December 3, 1985
Revised January 13, 1986

Mr. Mark Berozin
Lynnfield Development Company
727 Atlantic Avenue Suite 300
Boston, MA 02111

Dear Mr. Berozin:

On November 26, 1985, the Portland Planning Board voted unanimously (6-0) that the subdivision plan for the North Deering Commons proposal is in conformance with the R-3 Planned Residential Unit Development Standards.

The subdivision plan for North Deering Commons was approved 6-0 with the following conditions:

1. The Drainage Maintenance Agreement must be executed prior to recording of the plat entitled North Deering Commons Phase I of III;
2. The erosion control plan and detention pond maintenance schedule must be recorded with the Drainage Maintenance Agreement;
3. The drainage maintenance agreement must be revised to insure proper maintenance of the detention pond with specific reference to the detention pond maintenance schedule which is to be attached to and made a part of the Drainage Maintenance Agreement;
4. An emergency spillway must be incorporated into the design of the pond and both the spillway and outlet pipe from the pond be shown on the plans;
5. Granite curbing shall be installed at the roadway entrance within the Washington Avenue right-of-way;
6. The applicant and the City Arborist must be made aware of the Planning Board's recommendations. The quality and quantity of the landscaping plan must be upgraded to the satisfaction of the City Arborist and the Planning Department in order to achieve adequate interior plantings and screening from adjacent properties; and
7. The tot lot located near the tennis courts must be provided in Phase II and must be shown on the plan.

Mr. Borozin

- 2 -

12/03/85
Revised 01/13/86

The subdivision approval is for a phased development; the approval shall be valid for a period of years as determined by Sec. 14-495(b) of the Portland Code. There shall be three recording plats depicting the phased development. Recording plat entitled Phase I of III must be recorded within three (3) years after the Planning Board has approved the subdivision plan. Recording plats entitled Phase II of III and Phase III of III must be recorded within three (3) years after the release of the performance bond for the first phase.

The site plan was unanimously approved. The site plan will be deemed to have expired unless work on the development has commenced within six (6) months of the approval or within the time period agreed upon in writing by the City and the applicant.

Mylar copies of the construction drawing for the project must be submitted to the Public Works Department prior to the release of the first recording plat. In addition, a performance bond covering the public improvements must be submitted to and approved by the Planning Division and Public Works prior to the recording of each plat.

The subdivision and site plan approval is based on the submitted site plan and stated conditions. If you want to make any modifications to the approved site plan, you must submit a revised plan for the planning staff's review.

If there are any questions regarding the Board's actions, please contact the planning staff.

Sincerely,

Jack D. Humeniuk
Jack D. Humeniuk, Chairman
Portland Planning Board

JDH/osm

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development
Alexander Jaegerman, Chief Planner
Richard Knowland, Senior Planner
P. Samuel Hoffses, Chief of Inspection Services
George Flaherty, Director of Parks & Public Works
Marc Guimont, City Engineer
William Boothby, Principal Engineer
Robert Roy, Planning Engineer
William Bray, City Traffic Engineer
Carmela Barton, City Arborist
Dick Michaels, Dufresne-Henry, 1321 Washington Avenue
Portland, Maine 04103

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

North Deering Commons Association

Date Jan. 12, 1986

Applicant 727 Atlantic Ave. Boston, Ma. 617-482-368 ^{Date} AUBURN Street

Mailing Address condominiums 7092 Address of Proposed Site

Proposed Use of Site 32 acres approx Site Identifier(s) from Assessor's Maps R-3

Acroage of Site / Ground Floor Coverage _____ Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 1 or 2

Board of Appeals Action Required: () Yes () No Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	25 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES																			
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: O.K. for two bligs (foundation only)

Warren J. Thomas 2/12/86
SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT - ORIGINAL

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION **00450**
 ZONING LOCATION **PORTLAND, MAINE** **APR 24 1986**

APR 24 1986

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE
 The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION **360 Auburn Street - Parsons Pond at North Deering**
 1. Owner's name and address **Parsons Pond at North Deering**
 2. Lessee's name and address **Parsons Pond at North Deering**
 3. Contractor's name and address **Doobury, Inc. - 33 Deering Blvd., P.O. Box 799, Deering, ME 04104**
 Proposed use of building **Condominiums (30 - Phase I)**
 Last use **Garage**
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimated contractual cost \$: **2,200,000.00**

FIELD INSPECTOR - M.J.
 @ 775-5451
 Appeal Fees \$
 Base Fee
 Late Fee
 TOTAL \$ **9,525.00**

To construct 30 condominiums, Phase I, as per plan, with attached garages.

Stamp of Special Conditions

ISSUE PERMIT TO #3

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any electrical work involved in this work? Yes No
 Is any electrical work involved in this work? Yes No
 Has septic tank notice been sent? Yes No
 Material of foundation Thickness top bottom cellar
 Kind of roof Rise per foot
 No. of chimneys Material of chimneys
 Columns under piers
 On centers: 1st floor 2nd
 Maximum span: 1st floor 2nd
 Is one-story building with masonry walls, thickness of walls? height?

IF A GARAGE

Number of cars now accommodated on same lot to be accommodated
 Will automobile repairing be done other than minor repairs to cars usually stored in the proposed building? Yes No

APPROVALS BY: DATE:
 CHIEF OF BUILDING & INSPECTION SERVICES EXAMINER
 ZONING DEPT. CODE:
 City Dept.:
 State Dept.:

MISCELLANEOUS
 Will work require disturbing of any tree on a public street? Yes No
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes No

Signature of Applicant Phone #
 Type Name of above **Allen Robert for Doobury** 1 2 3 4

1303

MAY 18, 1987

PERMIT BUILDING PERMIT APPLICATION Portland Previous permit: #

APPLICANT FILL OUT I - XVIII AND DETAILS OF WORK ON REVERSE Please insert N/A (not applicable) for any item not pertaining to your request

I. GENERAL INFORMATION

Location/address of construction 368 Auburn Street
Owner or lessee's name North Bearing Condominiums Tel 617-462-7000
Address 727 New Atlantic Ave Boston, Mass

Contractor's name DONALDY, INC. Tel 774-6254
Address 33 BAXTER BLVD

Subcontractors:
PERMIT ISSUED
APR 8 1987
City

II. NEW SUBDIVISION OR EXISTING LOT REFERENCE
Name PARSONS POND HOV DEER
Lot 368 Auburn St.
Block
Bk & pg, Reg./ deeds
Date recorded

III. PROPOSED USE: CODE 114 If other, explain condominiums Seasonal Condominium Apartment

IV. PAST USE:
V. OWNERSHIP: PUBLIC (Federal/State/local government) PRIVATE (individual/corp/nonprofit) corp

VI. DESCRIPTION OF WORK:
to construct 12 condominium units with garage 6 buildings - 2 units in each building - each building 86 x 44 with attached garages
Avenue extension of Parsons Pond Drive

VII. BUILDING DIMENSIONS: length width square footage height # stories

VIII. EST. CONSTRUCTION COST: \$1,125,000 GROSS SQ. FT. OF LAND BUILDING

X. RESIDENTIAL BUILDINGS ONLY: BEDROOMS
1 BDRM 2 BDRMS 3 BDRMS
NEW DWELLING UNITS WITH:
EXISTING DWELLING UNITS WITH:

XI. RESIDENTIAL UNITS:
NEW DWELLINGS 12
EXISTING DWELLINGS
NET RESIDENTIAL UNITS

XII. SIGNATURE OF APPLICANT DATE: APR 10 1987

DO NOT WRITE BELOW THIS LINE

XIII. ZONING:
DISTRICT STREET FRONTAGE
SETBACKS: front back side side
ZONING BOARD APPROVAL: no yes (date)
PLANNING BOARD APPROVAL: no yes (date)

XIV. OFFICE USE:
TAX MAP
LOT
VALUE/STRUCTURE
PERMIT EXPIRATION

XV. CONDITIONAL USE: variance site plan subdivision shore and floodplain mgmt
special exception other (explain)

XVI. SIGNATURE OF FIELD INSPECTOR (CEO) DATE

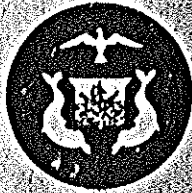
XVII. FEES:
base fee
subdivision fee
site plan review fee
other fees
late fee
TOTAL \$3,660.00

XVIII. SPACE FOR FIGURING /ADDITIONAL COMMENTS:

1. WATER SUPPLY public private
2. SEWER public private, type
3. HEAT type fuel
4. FOUNDATION type thickness footing
5. ROOF type pitch covering load
6. PLUMBING # tubs # showers # lavatories # laundry tubs # flushes # other
SPRINKLER SYSTEM? yes no
7. ELECTRICAL service entrance size # smoke detectors

8. CHIMNEY # flues # fireplaces material
9. FRAMING: floor joists size max. on centers ceiling joists rafters studs wall studs
10. If 1-story building w/ masonry walls: wall thickness height
11. BEDROOM WINDOWS

PLOT PLAN/DETAILS OF WORK ON REVERSE
White - Municipal Office
Green - Applicant
Yellow - CEO
Pink - Tax Assessor
Gold - GPCO



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

May 15, 1987

Tahn Soursourian Crest Develop
617-246-3860

Re: 368 Auburn Street, Portland, Maine (Phase II)

Donbury, Inc.
33 Baxter Blvd.
P.O. Box 792
Portland, Maine

Dear Sir:

Your application to construct 17 condominiums with single car garages, 7 buildings, (Phase II) of Parsons Pond, has been reviewed and a building permit is herewith issued subject to the following requirements:

Site Plan Requirements

Inspection Services Approved Mr. W. Turner 2/28/86

Public Works Approved with Conditions:
All work within the Washington Avenue and Auburn Street right-of-ways shall be done in accordance with City standards and specifications Mr. R. Roy
2/6/86

Planning Division Approved with conditions:
Please see attached Planning Board approval letter dated December 3, 1985 revised January 13, 1986.

Fire Department Approved Lt. J. Collins

Building Code Requirements

1. All lot lines shall be clearly marked before calling for a foundation inspection;
2. Single-family dwelling units (Group R-3) may be located above or adjacent to other single-family dwelling units (Use Group R-3) provided each dwelling unit is completely separated from the adjacent dwelling unit(s) by fire separation wall(s) and floor/ceiling assemblies of not less than 1 hour fire resistance rated construction. Single family dwelling units having independent means of egress, when attached in this manner, shall be considered as one building classified as Use Group R-3 for the purpose of determining the applicable provisions of this code;
3. Please read and implement items 5, 6 and 7 of attached work sheet;

APPLICATION FOR PERMIT

PERMIT ISSUED

MAY 15 1987

City of Portland

B.O.C.A. USE GROUP

0 543

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION R-3 PORTLAND, MAINE May 7, 1987

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

- LOCATION 368 Auburn Street, PARSONS, POOR, Fire District #1, #2
1. Owner's name and address North Dearing, Common Assoc-727 Atlantic Ave., Telephone 617-482-7092
2. Lessee's name and address Boston MASS., Telephone
3. Contractor's name and address Donbury, Inc.-33 Baxter Blvd., 04103, Telephone 774-6254

Proposed use of building 17 Condominium Units, 7 Buildings, No. of sheets
Last use VACANT, No. families
Material No. stories, Heat, Style of roof, Roofing
Other buildings on same lot
Estimated contractual cost \$1,500,000.00 Appeal Fee \$

FIELD INSPECTOR-Mr. @ 775-5451
To construct 17 condominium units with single car garage with each unit (attached), as per plans on file.
Base Fee
Late Fee
TOTAL \$ 9,010.00

ISSUE PERMIT TO CONTRACTOR P.O. BOX 792 04104

Stamp of Special Conditions

Phase II and letter of Credit approved by Planning Board per Dave Klenk 5/14/87

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT ISSUED WITH LETTER

DETAILS OF NEW WORK

Is any plumbing involved in this work? YES Is any electrical work involved in this work? YES
Is connection to be made to public sewer? yes If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories Soil or filled land? both earth or rock? both
Material of foundation concrete Thickness top 8" back filled both sides
Kind of roof pitch Rise per foot 8/12 Roof covering fiberglass
No. of chimneys 1 per unit Material of chimneys insulated pipe Kind of heat electric fuel
Framing Lumber-Kind S.P.F. Dressed or full size? dressed Corner posts Sill
Size Girder Columns under girders Size 1" ax. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated 1, number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION-PLAN EXAMINER Will work require disturbing of any tree on a public street? no
ZONING: O. N. McJannet, May 16, 1987 Will there be in charge of the above work a person competent
BUILDING CODE: to see that the State and City requirements pertaining thereto
Fire Dept.: are observed? yes
Health Dept.:
Others:

Signature of Applicant [Signature] Phone # 774-6254
Type Name of above Allen Hebert, for Donbury, 1 2 3 4
Other and Address