

X 4 CANAL PLAZA

STOKER & MITCHELL
LONDON

14



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Jan. 27, 19 82
 Receipt and Permit number A 88085

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK 4 Canal Plaza - Maine Armored Car & Courier Service
 OWNER'S NAME: Canal Bank ADDRESS: _____

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL <u>1-30</u>	FEES <u>3.00</u>
FIXTURES: (number of)	Incandescent _____	Flourescent _____	(not strip) TOTAL _____		
	Strip Flourescent _____	ft. _____			
SERVICES:	Overhead _____	Underground _____	Temporary _____	TOTAL amperes _____	
METERS: (number of)	_____				
MOTORS: (number of)	Fractional <u>X</u>	_____			<u>.50</u>
	1 HP or over _____	_____			
RESIDENTIAL HEATING:	Oil or Gas (number of units) _____	_____			
	Electric (number of rooms) _____	_____			
COMMERCIAL OR INDUSTRIAL HEATING:	Oil or Gas (by a main boiler) _____	_____			
	Oil or Gas (by separate units) _____	_____			
	Electric Under 20 kws _____	Over 20 kws _____	_____		
APPLIANCES: (number of)	Ranges _____	Water Heaters _____	_____		
	Cook Tops _____	Disposals _____	_____		
	Wall Ovens _____	Dishwashers _____	_____		
	Dryers _____	Compactors _____	_____		
	Fans _____	Others (denote) _____	_____		
	TOTAL _____	_____			
MISCELLANEOUS: (number of)	Branch Panels <u>2</u>	_____			<u>2.00</u>
	Transformers _____	_____			
	Air Conditioners Central Unit _____	_____			
	Separate Units (windows) _____	_____			
	Signs 20 sq. ft. and under _____	_____			
	Over 20 sq. ft. _____	_____			
	Swimming Pools Above Ground _____	_____			
	In Ground _____	_____			
	Fire/Burglar Alarms Residential _____	_____			
	Commercial _____	_____			
	Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	_____			
	over 30 amps _____	_____			
	Circus, Fairs, etc. _____	_____			
	Alterations to wires _____	_____			
	Repairs after fire _____	_____			
	Emergency Lights, battery _____	_____			
	Emergency Generators _____	_____			
	INSTALLATION FEE DUE: _____	_____			
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT	DOUBLE FEE DUE: _____				
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	TOTAL AMOUNT DUE: <u>5.50</u>				

INSPECTION: Will be ready on X, 19 82; or Will Call _____
 CONTRACTOR'S NAME: Webb Electrical
 ADDRESS: P. O. Box 235, Gray
 TEL.: 657-2112
 MASTER LICENSE NO.: 03758 SIGNATURE OF CONTRACTOR: Webb
 LIMITED LICENSE NO.: _____

INSPLTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: A.J. Wilson, City Manager

DATE: 7-31-79

FROM: Joseph Gray, Director of Neighborhood Conservation

SUBJECT: Modification Recommendation for 3 Canal Plaza

STATEMENT OF FACTS

On July 18, 1979, the Building Inspector denied a permit amendment to install glass windows starting approximately twenty-five (25) feet above the adjoining building which is within a horizontal distance of thirty (30) feet.

On July 19, 1979, the Building Inspection Department received a written request, from Pizzagalli Construction Company with reference to a possible waiver to be allowed to install said glass windows.

Section 914.3 of the 1975 BOCA Building Code requires that a vertical exposure be no less than fifty (50) feet when above the roof of an adjoining or adjacent structure within thirty (30) feet horizontally.

Adjacent building has no penetrations on westerly side facing proposed structure.

Section 301.6 of the 1975 BOCA Building Code, as amended by the City of Portland, states that the Director of Building Inspection shall have power to recommend modification of any of the provisions of these codes upon application in writing by the owner or lessee, or his duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of these codes, provided that the spirit of the codes shall be observed, public safety secured, and substantial justice done. The particulars of such recommended modification shall be entered upon the records of the department and a copy signed by the Director of Building Inspection shall be furnished the applicant and the Municipal Officers. Such modification shall become effective thirty (30) days from and after the date of the recommendation unless a majority of the Municipal Officers shall file with the City Manager within said time written objection to the granting of such modification.

2.

RECOMMENDATION:

I recommend approval of the modification with the requirement that $\frac{1}{4}$ " glass be substituted with $\frac{1}{4}$ " labeled wire glass as agreed with the Fire Chief.

Attached: Letter of request
Detail of window

Chief Building Inspector
Approved:

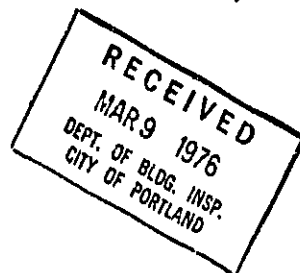
Fire Prevention Bureau
Approved:

Director of Neighborhood Con-
servation & Inspections
Approved:

Go Building Inspector
for permission to have one
hallway at a net opening
of 42" as per conversation
with Inspector.

Bert Landry
Andreacoggin Bldg
Remodl.

Work at Four Canal Plaza
3rd floor



4 Canal Plaza
half way approved change
from 44" to 42" per rule
↓
in only one area to be
shown on plans.

3-9-76

CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING

THE TOWN/CITY OF Portland

TOWN/CITY CODE
05170

LPI NUMBER
00123

DATE ISSUED
7 17 80
Month Day Year

44454

IC

Certificate of App. Number

Installer's Name GERBER COMPANY

Inst. Name

F. J. M. I.

Installer

Code

- 1 Owner
- 2 Licensed Master Plumber
- 3 Licensed Oil Burnerman
- 4 Employee of Public Utility
- 5 Manufactured Housing Dealer
- 6 Manufactured Housing Mechanic
- 7 Limited License

Owner Carol Nell Banks

Address 3 Canal Plaza - 6th floor
St. #. of Number Street/Road Name Subdivision

Location where plumbing was done and inspected)

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

Carol Nell Goodwin

Signature of LPI

Date Inspected

JUL 17 1980

OWNER'S COPY

**CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Portland

TOWN/CITY CODE 05170 LPI NUMBER 00123 DATE ISSUED 7/17/80
Month Day Year

44454 IC

Certificate of App. Number

Installer's Name GERBER COMPANY F I M I
Last Name
 Owner Carol Nell Banks
 Address 3 Canal Plaza - 6th Floor
St./Lot Number Street, Road Name Subdivision
(Location where plumbing was done and inspected)

- Installer Code 2
- 1 Owner
 - 2 Licensed Master Plumber
 - 3 Licensed Oil Burnerman
 - 4 Employee of Public Utility
 - 5 Manufactured Housing Dealer
 - 6 Manufactured Housing Mechanic
 - 7 Limited License

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

Emilio J. Goodwin

Signature of LPI _____
 Date Inspected JUL 17 1980

TOWN'S COPY

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF

Portland

Town/City Code 05170 LPI Number 00123 Date Issued 7/17/80 INSTALLER'S License No. 2158
Month Day Year

44454 IP

PERMIT NUMBER

Address of Where Plumbing is Done 3 CANAL PLAZA Subdivision 11980 JUL 14 1980
St./Lot Number Street/Road Name

- Installer Code 2
- 1 Owner
 - 2 Licensed Master Plumber
 - 3 Licensed Oil Burnerman
 - 4 Employee of Public Utility
 - 5 Manufactured Housing Dealer
 - 6 Manufactured Housing Mech
 - 7 Limited License

Name of Owner CANAL BANK F I M I Mailing Address Zip Code

Type of Construction: 1 New, 2 Remodeling, 3 Addition, 4 Remodeling & Addition, 5 Replacement of Hot Water Heater, 6 Hook up of Mobile Home, 7 Hook up of Modular Home, 8 Other (Specify) 7

Plumbing To Serve: 1 Single (Res), 2 Multi-Fam (Res), 3 Mobile Home, 4 Modular Home, 5 Commercial, 6 School, 7 Other (Specify) 5

Number of Fixtures or Hook-Ups: Sink(s) 2, Toilet(s) 0, Bathtub(s) 0, Lavatorie(s) 0, Shower(s) 0, Urinal(s) 0, Clothes Washer(s) 0, Dish-Washer(s) 0, Hot Water Heater(s) 0, Floor Drain(s) 1, Hook-Up(s) 0

TOWN'S COPY

IMPORTANT! Note the following conditions:
 1. This permit is non-transferable to another person or entity.
 2. Construction has not started within 6 months from the date of issue, this permit becomes invalid.

Fixture Fee 6.00
 Hook Up Fee 0.00
 Total Fee 9.00

Dept of Human Services
 Div of Health Engineering

Signature of LPI _____

4 Canal Plaza

February 6, 1976

Androscoggin Building & Remodeling
257 Washington Street
Auburn, ME 04210

Gentlemen:

This office is unable to issue a permit to remove partitions on the third floor and repartition the room for offices, for the following reasons.

The plans submitted to this office for review do not show exit lights, or whether or not emergency lighting is in evidence.

We are assuming that all partitions will be made up of steel studs with 5/8 sheet rock on both sides, as per our conversation at the counter.

Two of the exit corridors terminate in what appears to be a conference room, instead of terminating directly at the stairwell. It is necessary that this area be redesigned so the corridors will terminate and empty directly into the stairwell. *- New Plans Submitted - K*

No door is shown on the exitway near the elevator shaftway.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS/mj



CITY OF PORTLAND, MAINE

R LOVELL BROWN
BUILDING AND INSPECTION DIRECTOR

4 Canal Plaza

February 6, 1976

Androscoggin Building & Remodeling
257 Washington Street
Auburn, ME 04210

Gentlemen:

This office is unable to issue a permit to remove partitions on the third floor and repartition the room for offices, for the following reasons.

0-16 The plans submitted to this office for review do not show exit lights, or whether or not emergency lighting is in evidence.

We are assuming that all partitions will be made up of ~~steel~~ ^{WOOD} studs with 5/8" sheet rock on both sides, as per our conversation at the counter.

0-16 Two of the exit corridors terminate in what appears to be a conference room, instead of terminating directly at the stairwell. It is necessary that this area be redesigned so the corridors will terminate and empty directly into the stairwell.

no change
No door is shown on the exitway near the elevator shaftway.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS/mj

BUILDING CODE PLAN EXAM RECORD GENERAL

PLAN EXAM # _____
DATE 2-5-76

(ARTICLES 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 16, 18 & 20)

CITY City of Portland
(City, County, Township, etc.)

LOCATION 4 Canal Plaza
(Street address)

DESCRIPTION Office use group E use, 70 cond.

FITS 2 (301-304)* ZONING B-3
Indicate applicable code sections of 19__ Basic Building Code.

ACTION LIST (continued on page 2)

	DESCRIPTION	CODE SECT.	DEPT. CHK. OFF.
	second means of egress is through office.	616	
	Plans do not show exit signs or emergency lighting.	626	
	Plans don't show if partitions are steel or wood style.		
4.	Is exitway ^{access} fire rated.	616.1	
5.	Is exitway fire rated.	616.51	
6.	No door on exitway by elevator.	618.63	
7.	Doors to exitway ^{access} solid core.	616.1	

[Signature]
2-5-76

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NOTE: In order that we might develop other programs and provide additional services of benefit to the code administration profession, please re-order additional copies of this form from:

BUILDING OFFICIALS AND CODE ADMINISTRATORS INTERNATIONAL, INC.
1313 EAST 60TH STREET CHICAGO, ILLINOIS 60637



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP 5 *an. pr. 70. code*
B.O.C.A. TYPE OF CONSTRUCTION Type 2.3

ZONING LOCATION 3-3 PORTLAND, MAINE, Feb. 2, 1976

PERMIT ISSUED
MAR 1 1976
CITY OF PORTLAND

To the DIRECTOR 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 4 Canal Plaza - 3rd floor Fire District #1 , #2
1. Owner's name and address Darmouth Realty Co. Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Androscoquin Bldg. & Remodeling Telephone 782-25006
4. Architect Specifications 257 Washington St. - 2nd floor, Me.
Proposed use of building Office No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 25,000. Fee \$ 112.

FIELD INSPECTOR—Mr. Schmuckal GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

To remove all partitions and repartition the room for offices - as per plans to be submitted

Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

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? Form 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
ZONING:
BUILDING CODE: O.C. 2.8: 2/1/76
Fire Dept.:
Health Dept.:
Others:

Will work require disturbing of any tree on a public street? ..
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 ..

Signature of Applicant Bert Landry Phone #

Type Name of above Bert Landry 1 2 3 4

Other
and Address

FIELD INSPECTOR'S COPY

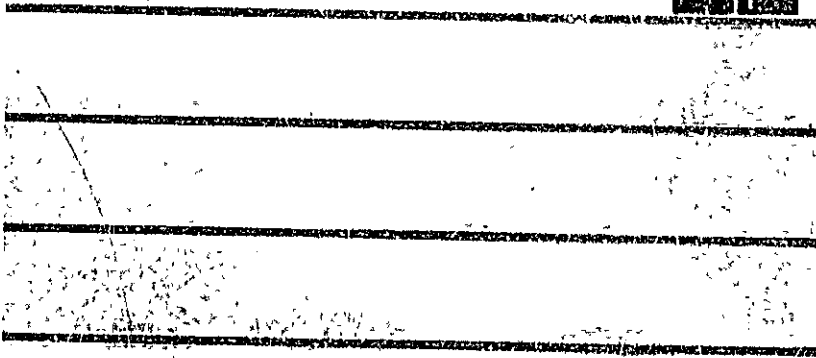
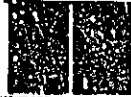
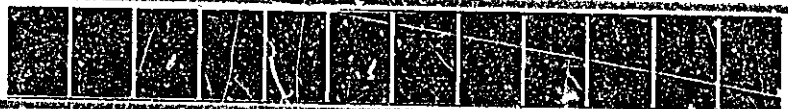
NOTES

3-8-76 ^{original} Partition removed - started Studing for the
 New partitions - MS
 3-22-76 Still working - doing electrical - MS
 4-5-76 sheet rocked - MS
 4-20-76 Same - MS
 5-5-76 Nearly complete - sheet rock up MS
 5-11-76 Still working - MS
 5-20-76 Completed - MS

Permit No. 760121
 Location 4444 1/2
 Owner Restaurant
 Date of permit 5/1/76
 Approved For use partitions from Repair shop

A large section of the page is a grid of horizontal lines, divided into two columns by a vertical line. The left column contains a large, hand-drawn scribble that spans across the lines. The right column is mostly empty.

4 CANAL PLAZA





APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION R-5 PORTLAND, MAINE, Nov. 24, 1981

To the DIRECTOR 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: Assessors Rp. Fall Brook

LOCATION Lot 171-A 6 Claudia St. Ledgewood - Phase II

1. Owner's name and address Dartmouth Co. 4 Canal Plaza Telephone 772-2794 Fire District #1 #2

2. Lessee's name and address

3. Contractor's name and address Owner Telephone

4. Architect

Proposed use of building condominiums Specifications

Last use

Material

Other buildings on same lot

Estimated contractual cost \$

Fee \$ 1,525.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling Ext. 234 Major site plan review 50.00

Garage

Masonry Bldg. Subdivision for 59 units 25.00 each 1,475.00

Metal Bldg. Stamp of Special Conditions

Alterations

Demolitions

Change of Use

Other

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

PERMIT IS TO BE ISSUED TO 1 2 3 4 Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work?

Is connection to be made to public sewer?

Has septic tank notice been sent?

Height average grade to top of plate

Size, front

Material of foundation

Kind of roof

No. of chimneys

Framing Lumber—Kind

Size Girder

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

On centers: 1st floor

Maximum span: 1st floor

If one story building with masonry walls, thickness of walls?

IF A GARAGE

No. cars now accommodated on same lot

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE

BUILDING INSPECTION PLAN EXAMINER

ZONING: O.K. S.T.T.

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street?

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant George B. Terrien Phone # 774-6016

Type Name of above Terrien Architects 1 2 3 4

George Terrien Other

FIELD INSPECTOR'S COPY

and Address

Applicant: ^{B.} George Terrien Architect
Dartmouth Co. 4 Canal Flaga Date: Nov. 24, 1981
Address: Claudia Road
Assessors' No.: 171-A-6

CHECK LIST AGAINST ZONING ORDINANCE

Date - Hedgewood, Phase II

Zone Location - R-5 Residence

Interior or corner lot -

40 ft. setback area (Section 21) - NA.

Use - 59 units of condominiums

Sewage Disposal Public sewer

Rear Yards - NA

Side Yards - NA

Front Yards - NA

Projections - NA

Height - 2 story

Lot Area - 8.768 Acres or 381,958 sq ft

Building Area -

Area per Family - Density Permitted for 8 Acres = 112 units
@ 14 units per acre

Width of Lot -

Lot Frontage

Off-street Parking - Yes 1 space per unit required by ZO.

Loading Bays - NA

Site Plan -

Shoreland Zoning -

Flood Plains -

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Applicant: _____ Date: 11-28-11

Mailing Address: _____ Address of Proposed Site: Lot 171-A-B Claudia Rd.

Proposed Use of Site: _____ Site Identifier(s) from Assessors Maps: _____

Acreage of Site / Ground Floor Coverage: _____ Zoning of Proposed Site: _____

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors: _____

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

Planning Board Action Required: (✓) Yes () No

Other Comments: Major site plan for 171-A-B Claudia Rd.

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	✓	✓			✓	✓			✓	✓	✓	✓				
APPROVED CONDITIONALLY			*	*			⊗ ₁	⊗ ₂					*	*		CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: * curber required
 ⊗₁ Hammer head should be skewed for easier flowing.
 ⊗₂ Additional lighting needed on roadway.

(Attach Separate Sheet if Necessary)

[Signature]
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW

271

Processing Form

Dartmouth Co. _____ Date 11-25-81
 Applicant _____
 Mailing Address 4 Canal Plaza Address of Proposed Site Lot 171-A-6 Claudia Rd.
57 condominiums _____
 Proposed Use of Site _____ Site Identifier(s) from Assessors Maps 171-A-6
381,958 sq. ft. _____
 Acreage of Site / Ground Floor Coverage _____ Zoning of Proposed Site I-2

Site Location Review (DEP) Required () Yes () No Proposed Number of Floors 2
 Board of Appeals Action Required: () Yes () No Total Floor Area _____
 Planning Board Action Required: (✓) Yes () No

Other Comments: Major site plan and subdivision review
 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	40 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		✓	✓	NA	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	
COMPLIES CONDITIONALLY						✓													CONDITIONS SPECIFIED BELOW	
DOES NOT COMPLY																			REASONS SPECIFIED BELOW	

REASONS: Lower & drainage plans subject to Public Works approval
thinner of curb and sidewalks?
street acceptance? Flood prone area?

Harvey J. Turner
SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT — ORIGINAL

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Applicant _____ Date 11-28-11
 Mailing Address _____ Address of Proposed Site _____
 Proposed Use of Site _____ Site Identifier(s) from Assessors Maps _____
 Acreage of Site / Ground Floor Coverage _____ Zoning of Proposed Site _____
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors 2
 Board of Appeals Action Required: () Yes () No Total Floor Area _____
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received) _____

- Major Development — Requires Planning Board Approval: Review Initiated
 Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	HEIGHT	CONFLICT WITH PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED												
APPROVED CONDITIONALLY					X							
DISAPPROVED												

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS: ① SIDE WALK TO BE CONSTRUCTED ALONG SIDE OF FULL PARK DRIVE OF BITUMINOUS MATERIAL
 ② ADDITIONAL LIGHTING TO BE PLACED ALONG FULL PARK DRIVE
 ABOVE CONDITIONS TO BE REQUIRED FOR APPROVAL BY THE PLANNING DEPARTMENT WITH PUBLIC HEARING
 (Attach Separate Sheet if Necessary)

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant _____ Date _____
 Mailing Address _____
 Proposed Use of Site _____
 Acreage of Site / Ground Floor Coverage _____
 Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: (✓) Yes () No
 Other Comments: _____
 Date Dept. Review Due: _____

Lot 17-A - Clamit, Inc. _____
 Address of Proposed Site _____
 Site Identifier(s) from Assessors Maps _____
 Zoning of Proposed Site _____
 Proposed Number of Floors _____
 Total Floor Area _____

FIRE DEPARTMENT REVIEW

(Date Received) _____

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMOSE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓	
APPROVED CONDITIONALLY									CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

James P. Collins
 SIGNATURE OF REVIEWING STAFF/DATE
 FIRE DEPARTMENT COPY
 12-1-81

The Dartmouth Company

Four Canal Plaza, Portland, Maine 04112
(207) 772-2794

November 23, 1981

Ms. Patricia Harrington
c/o Planning Department
City of Portland
City Hall
Portland, ME 04101

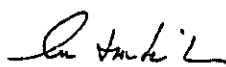
Dear Ms. Harrington:

This letter concerns The Dartmouth Company's Fall Brook Condominium Project and its financial capacity to carry out this proposed housing development. Dartmouth looks on this project as a three to five year staged development depending on the market absorption of the constructed homes. This would mean approximately 10-15 houses per year if the demand is sufficient. Because of this building rate, combined with sales of prior constructed units, we project our total cash need at any one time to be in the area of \$600,000.

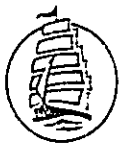
This money is available to us through our banking relationship with the Casco Bank & Trust Company, who extends to Dartmouth an unsecured line of credit of \$1,500,000. Mr. Joe Grondin is our account officer at Casco. He is fully informed on this project and would be pleased to discuss our financial relationship with them should you so desire.

As further evidence of our financial capacity to carry out this project, even without the full bank support, I am enclosing an audited financial for The Dartmouth Company for the year ended December 31, 1980. I hope this information is sufficient for your needs, but should you have any questions, please do not hesitate to be in touch.

Very truly yours,


Curtis M. Scribner
President

cc: Mr. Joseph Grondin
c/o Casco Bank & Trust Company



Casco Bank & Trust Company

MONUMENT SQUARE
P O BOX 678
PORTLAND, MAINE 04104
TELEPHONE (207) 774-8221

September 4, 1951

Mr. Curtis Scribner, President
The Dartmouth Company
Four Canal Plaza
Portland, ME 04112

Dear Curt:

This is to advise you that Casco Bank has renewed the line of credit to the Dartmouth Company in the amount of \$1,500,000 as well as renewed the \$35,000 line to Yarmouth Woods. Both lines will be priced at Casco Bank's prime rate of interest, as it may vary, plus 1/2%. This commitment is subject to the Bank's continued satisfaction and review which is normally on an annual basis. The rates contained in this commitment are in express reliance upon the continuation of a comprehensive deposit relationship with this bank.

Advances under these facilities will be subject to the terms of our Line of Credit Agreement and as in the past, the Yarmouth Woods line will require the guarantee of the Dartmouth Company.

Curt, we sincerely wish to thank you for the opportunity to continue to offer you these facilities. If you anticipate at any time during this commitment an increase in average balances in an amount adequate to reflect a change in our pricing we would be pleased to reconsider our proposal.

Sincerely,

J. A. Grondin
Joseph A. Grondin
Vice President

JAG:aw

A Casco-Northern Bank

ARTHUR ANDERSEN & Co.
BOSTON, MASSACHUSETTS

To the Board of Directors of
The Dartmouth Company:

We have examined the consolidated balance sheet of THE DARTMOUTH COMPANY (a Maine corporation and a wholly-owned subsidiary of Consumers Water Company) and subsidiary as of December 31, 1980 and 1979, and the consolidated statements of income, reinvested earnings and changes in financial position for each of the three years in the period ended December 31, 1980. Our examinations were made in accordance with generally accepted auditing standards and, accordingly, included such tests of the accounting records and such other auditing procedures as we considered necessary in the circumstances.

In our opinion, the financial statements referred to above present fairly the financial position of The Dartmouth Company and subsidiary as of December 31, 1980 and 1979, and the results of their operations and the changes in their financial position for each of the three years in the period ended December 31, 1980, in conformity with generally accepted accounting principles applied on a consistent basis.

Arthur Andersen & Co.

Boston, Massachusetts,

February 9, 1981.

THE DARTMOUTH COMPANY AND SUBSIDIARY

BALANCE SHEET

DECEMBER 31, 1980 AND 1979

<u>ASSETS</u>		<u>SHAREHOLDER'S</u>	
	<u>1980</u>	<u>1979</u>	
REAL ESTATE, at cost:			SHAREHOLDER'S INVESTMENT:
Rental property (Note 5)	\$10,943,173	\$10,987,950	Common shares, \$50 par value
Less- Accumulated depreciation	(2,378,765)	(2,125,935)	Authorized--7,500 shares
	<hr/>	<hr/>	Issued--7,000 shares
Construction in progress:	8,564,408	8,862,015	Amounts in excess of par value
Condominium property held for sale			Reinvested earnings
Other	648,813	728,072	
Investment in undeveloped land	131,739	32,439	
	235,644	227,289	
Net real estate	<hr/>	<hr/>	Less- Treasury shares of 88
	9,580,604	9,849,815	1980 and 1979, at cost
			Total shareholder's investment
NOTES RECEIVABLE	80,000	-	LONG-TERM DEBT (Notes 4 and 5)
CURRENT ASSETS:			CURRENT LIABILITIES:
Cash	54,328	19,576	Current maturities of long-term
Certificates of deposit	215,000	200,000	Notes payable to a bank
Accounts receivable	28,247	79,942	Accounts payable-
Notes receivable, current:			Trade
Affiliates	400,000	400,000	Parent
Other	167,300	-	Accrued taxes
Prepayments	74,303	52,588	Accrued interest
Income taxes refundable	13,383	-	Security deposits
	<hr/>	<hr/>	Dividends payable
Total current assets	952,561	752,106	Total current liabilities
DEFERRED CHARGES	6,273	11,869	DEFERRED INCOME TAXES (Note 3)
	<hr/>	<hr/>	
	\$10,619,438	\$10,613,790	
	<hr/>	<hr/>	

The accompanying notes are an integral part of these financial statements

THE DARTMOUTH COMPANY AND SUBSIDIARY

BALANCE SHEET

- DECEMBER 31, 1980 AND 1979

SHAREHOLDER'S INVESTMENT AND LIABILITIES

	<u>1979</u>		<u>1980</u>	<u>1979</u>
		SHAREHOLDER'S INVESTMENT:		
3,173	\$10,987,950	Common shares, \$50 par value-		
8,765)	(2,125,935)	Authorized--7,500 shares		
		Issued--7,000 shares	\$ 350,000	\$ 350,000
4,408	8,862,015	Amounts in excess of par value	248,000	248,000
		Reinvested earnings	1,905,621	1,820,168
8,813	728,072		<u>2,503,621</u>	<u>2,418,168</u>
1,739	32,439	Less- Treasury shares of 889 in		
5,644	227,289	1980 and 1979, at cost	(227,017)	(227,017)
			<u>2,276,604</u>	<u>2,191,151</u>
0,604	9,849,815	Total shareholder's investment		
			<u>6,671,539</u>	<u>6,887,453</u>
0,000	-	LONG-TERM DEBT (Notes 4 and 5)		
		CURRENT LIABILITIES:		
4,328	19,576	Current maturities of long-term debt	219,335	204,857
5,000	200,000	Notes payable to a bank	544,972	481,600
8,247	79,942	Accounts payable-		
		Trade	153,971	227,060
0,000	400,000	Parent	48,111	31,365
7,300	-	Accrued taxes	-	35,047
4,303	52,588	Accrued interest	56,440	52,246
3,383	-	Security deposits	63,419	49,455
		Dividends payable	49,805	24,444
2,561	752,106		<u>1,136,053</u>	<u>1,106,074</u>
		Total current liabilities		
6,273	11,869		<u>535,242</u>	<u>429,107</u>
		DEFERRED INCOME TAXES (Note 3)		
9,438	\$10,613,790		<u>\$10,619,438</u>	<u>\$10,613,790</u>

ying notes are an integral part of these financial statements.

THE DARTMOUTH COMPANY AND SUBSIDIARY

CONSOLIDATED STATEMENT OF INCOME

FOR THE YEARS ENDED DECEMBER 31, 1980, 1979 AND 1978

	<u>1980</u>	<u>1979</u>	<u>1978</u>
RENTAL REVENUE	<u>\$1,478,701</u>	<u>\$1,436,726</u>	<u>\$1,323,595</u>
OPERATING EXPENSES:			
Operations	92,075	64,871	101,493
Maintenance and utilities	121,628	129,679	102,899
Depreciation	368,140	351,535	306,303
Taxes other than income	142,152	130,056	103,848
Management fees (Note 2)	146,635	92,926	70,445
	<u>870,630</u>	<u>769,067</u>	<u>684,988</u>
INCOME FROM RENTAL OPERATIONS	<u>608,071</u>	<u>667,659</u>	<u>638,607</u>
CONDOMINIUM OPERATIONS:			
Sales	961,048	1,248,736	-
Cost of units sold	927,266	1,199,468	-
INCOME FROM CONDOMINIUM OPERATIONS	<u>33,782</u>	<u>49,268</u>	<u>-</u>
OTHER INCOME, principally interest	<u>101,998</u>	<u>75,011</u>	<u>44,246</u>
	<u>743,851</u>	<u>791,938</u>	<u>692,853</u>
DEBT EXPENSE	<u>627,379</u>	<u>644,797</u>	<u>575,438</u>
Income before income taxes and gains from property sales	116,472	147,141	107,415
INCOME TAXES (Note 3)	<u>49,593</u>	<u>71,284</u>	<u>53,730</u>
Income before gains from property sales	66,879	75,857	53,685
GAINS FROM PROPERTY SALES, net of income taxes of \$63,457 in 1980 and \$84,867 in 1978	<u>118,183</u>	<u>-</u>	<u>179,806</u>
NET INCOME	<u>\$ 185,062</u>	<u>\$ 75,857</u>	<u>\$ 233,491</u>

The accompanying notes are an integral part of these financial statements.

THE DARTMOUTH COMPANY AND SUBSIDIARY

CONSOLIDATED STATEMENT OF REINVESTED EARNINGS

FOR THE YEARS ENDED DECEMBER 31, 1980, 1979 AND 1978

	<u>1980</u>	<u>1979</u>	<u>1978</u>
BALANCE AT BEGINNING OF YEAR	\$1,820,168	\$1,818,560	\$1,664,791
Net income	<u>185,062</u>	<u>75,857</u>	<u>233,491</u>
	2,005,230	1,894,417	1,898,282
Less- Dividends declared	<u>99,609</u>	<u>74,249</u>	<u>79,722</u>
BALANCE AT END OF YEAR	<u>\$1,905,621</u>	<u>\$1,820,168</u>	<u>\$1,818,560</u>

The accompanying notes are an integral part of these financial statements.

THE DARTMOUTH COMPANY AND SUBSIDIARY

CONSOLIDATED STATEMENT OF CHANGES IN FINANCIAL POSITION
FOR THE YEARS ENDED DECEMBER 31, 1980, 1979 AND 1978

	<u>1980</u>	<u>1979</u>	<u>1978</u>
FUNDS WERE PROVIDED BY:			
Funds generated internally-			
Operations-			
Net income	\$ 185,062	\$ 75,857	\$ 233,491
Items not currently			
requiring funds-			
Depreciation	368,140	351,535	306,303
Deferred income tax			
expenses, net	106,135	(8,644)	127,219
Funds from operations	<u>659,337</u>	<u>418,748</u>	<u>667,013</u>
Funds obtained externally-			
Notes payable to a bank	63,372	401,000	1,145,381
Total funds provided	<u>722,709</u>	<u>819,748</u>	<u>1,812,394</u>
FUNDS WERE USED FOR:			
Additions to real estate, net:			
Condominiums	79,259	(544,434)	(183,239)
Rental	(178,188)	(180,548)	(1,228,049)
Reductions of long-term debt	(215,919)	(246,938)	(277,533)
Cash dividends on common shares	(99,609)	(74,249)	(79,722)
Increase in notes receivable	(80,000)	-	-
Other	5,596	113	(9,044)
Total funds applied	<u>(488,861)</u>	<u>(1,046,056)</u>	<u>(1,777,587)</u>
INCREASE (DECREASE) IN			
WORKING CAPITAL	<u>\$ 233,848</u>	<u>\$ (226,308)</u>	<u>\$ 34,807</u>
INCREASE (DECREASE) IN WORKING			
CAPITAL IS REPRESENTED BY			
CHANGES IN:			
Cash and certificates			
of deposit	\$ 49,752	\$ 159,119	\$ (65,747)
Accounts receivable	(51,695)	14,098	33,231
Notes receivable	167,300	(276,000)	276,000
Income taxes refundable	13,383	-	-
Current maturities of			
long-term debt	(14,478)	(20,726)	(12,620)
Accounts payable	56,343	(50,310)	(158,344)
Accrued taxes	35,047	(3,724)	(28,298)
Other, net	(21,804)	(48,765)	(9,415)
Total changes	<u>\$ 233,848</u>	<u>\$ (226,308)</u>	<u>\$ 34,807</u>

The accompanying notes are an integral part of these financial statements.

THE DARTMOUTH COMPANY AND SUBSIDIARY

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

DECEMBER 31, 1980

(1) Summary of Significant Accounting Policies

Principles of Consolidation

The accompanying consolidated financial statements include the accounts of The Dartmouth Company and its wholly-owned subsidiary, Yarmouth Woods, Inc., which owns and operates an apartment complex (see Note 5). All intercompany balances and transactions have been eliminated in consolidation.

Real Estate

The Company capitalizes interest on debt incurred to finance construction in progress. Amounts capitalized were \$19,800 in 1980, \$20,700 in 1979 and \$6,500 in 1978. The cost and related accumulated depreciation of assets sold or retired are removed from the accounts and any related gain or loss recorded. Real estate taxes on undeveloped land are capitalized.

Depreciation is provided using the straight-line method at rates designed to amortize the cost of real estate properties over their estimated useful lives. Such lives range from 20 - 60 years for buildings.

Condominium Sales

Sales of condominium units are recorded at the time title passes to the purchaser. The related cost of sales represents the prorated cost of construction of each unit plus its prorated share of the cost of land and the estimated total cost of land development.

(2) Parent Company

The Dartmouth Company is a wholly-owned subsidiary of Consumers Water Company. The parent provides management, advisory and other services at cost to both the Company and its subsidiary. Charges for such services were approximately \$215,000 in 1980, \$170,000 in 1979 and \$140,000 in 1978 of which \$146,635 in 1980, \$92,926 in 1979 and \$70,445 in 1978 are reflected as management fees in the consolidated statement of income.

(3) Income Taxes

The Company is included in the consolidated Federal income tax return of the Consumers Water Company group. For financial reporting purposes, the Company provides for Federal income taxes on a separate Company basis.

THE DARTMOUTH COMPANY AND SUBSIDIARY

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

DECEMBER 31, 1980

(Continued)

(3) Income Taxes (Continued)

The components of Federal income tax reflected in the statement of income, including \$63,457 in 1980 and \$84,867 in 1978 reflected net in gains from property sales, are as follows:

	<u>1980</u>	<u>1979</u>	<u>1978</u>
Currently payable-			
Federal	\$ 3,772	\$ 60,563	\$ 2,766
State	3,143	19,365	10,032
Deferred-			
Federal	89,113	1,291	107,907
State	17,022	(9,935)	17,892
	<u>\$113,050</u>	<u>\$ 71,284</u>	<u>\$138,597</u>

Deferred income tax expense arises from differences in the timing of recognition of income and expense for tax and accounting purposes. The major differences relate to the recognition of accelerated depreciation, interest on construction in progress, real estate taxes on undeveloped land and gains from the sale of property.

Total Federal income taxes, divided by the sum of such tax expense and net income, results in computed rates of 33% in 1980, 45% in 1979 and 32% in 1978. Such rates differ from the statutory rate of 46% primarily because of the lower statutory rate which applies to gains from property sales in 1980 and 1978, and investment tax credits which are treated as a reduction of the provision for Federal income taxes in the year realized (the flow through method).

THE DARTMOUTH COMPANY AND SUBSIDIARY

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

DECEMBER 31, 1980

(Continued)

(4) Long-Term Debt

Long-term debt at December 31, 1980 and 1979 consists of:

	<u>Interest Rate Range</u>	<u>1980</u>	<u>1979</u>
Mortgage notes to banks	8-1/4% - 10%	\$6,795,577	\$6,953,837
Unsecured notes	7% - 7-3/4%	95,297	138,478
		<u>6,890,874</u>	<u>7,092,315</u>
Less- Current maturities		219,335	204,857
Long-term debt		<u>\$6,671,539</u>	<u>\$6,887,458</u>

At December 31, 1980, the Company and its subsidiary had no unused mortgage commitments.

Maturities of long-term debt are:

1981	\$219,335
1982	215,961
1983	233,458
1984	235,635
1985	226,905

(5) Subsequent Event - Acquisition of Property

On January 5, 1981, the Company's wholly-owned subsidiary, Yarmouth Woods, Inc., purchased an existing 90 unit apartment complex for \$2,000,000. In consummating the purchase, the Company's subsidiary incurred \$1,977,894 of additional long-term debt with maturities aggregating \$221,413 for the next five years as follows: 1981--\$29,411; 1982--\$38,672; 1983--\$45,000; 1984--\$51,194; 1985--\$57,136.

TERRIEN ARCHITECTS 5 Moulton Street Portland Maine 04101 · 207-774-6016

November 24, 1981

City of Portland
Planning Department
389 Congress Street
Portland, Maine 04101

ATTN: Richard Nolan

SUBJECT: Fall Brook Condominium Development

Dear Mr. Nolan:

In behalf of The Dartmouth Company of Portland, Maine, Terrien Architects is pleased to present an application for Subdivision Approval and application for Final Site Plan approval in accordance with sections 603.61 and 604.4A of the Subdivision and Site Plan Ordinances for the City of Portland respectively.

The Dartmouth Company of Portland, Maine is planning a residential condominium development to be known as "Fall Brook." The site is located to the north of the Rainbow Mall in the North Deering section of the City of Portland.

DESCRIPTION

The total land area is 21.56 acres presently consisting of heavily wooded areas with substantial ledge outcroppings. The development is planned to be 59 single story residential units consisting of 53 one bedroom units and 6 two bedroom units. The one bedroom units contain 1,325± square feet of developed floor area, and the two bedroom units contain 1,700± square feet of developed floor area. Both units are served by detached single car garages of 310± square feet. The units are arranged in 12 building clusters; the largest of these contains 7 one bedroom units and 2 two bedroom units for a total of 12,675± square feet. The smallest building contains one each of the one and two bedroom designs for a total of 3,025± square feet. Site development will also include entrance drives, individual parking areas, front, rear, and side yard development for each cluster. A table summarizing the building areas is attached.

The site is transected by a Fall Brook Sewer easement to the south. This easement is to remain unchanged. Also, a 20-foot drainage easement and a 40-foot Lawrence Avenue easement currently located to the south of the Fall Brook sewer will both remain unchanged. Further, the development includes a proposed street named Fall Brook Drive to be dedicated for public acceptance by the City of Portland. Appropriate utility easements for water, electric, and telephone installations will be incorporated.

George B. Terrien · C. William Burlin · Richard K. Renner · Robert F.
Jenny P. Scheu · Debby S. Tolhurst · Mary K. Berry · Michael R. Cha

City of Portland
Planning Department
November 24, 1981
Page 2

In accordance with discussions held with the Department of Public Works and with the Fire Prevention Officer, the drive to Killington Court will continue through to Marlborough Street to provide an alternate means of access. Initially, The Dartmouth Company, and later The Fall Brook Association, will take responsibility for maintaining emergency access, including snow plowing through to Marlborough Street, and will maintain the locked chain to be installed at the property line. Emergency vehicles would cut the chain. This alternate access would be constructed with the development of Killington Court, the fourth cluster.

SERVICES

Water service will be from a 12" main now being constructed in Claudia Street, which we will request be renamed Pheasant Hill Road. The size and construction of this line has been planned by the Portland Water District to accommodate any possible future expansion to this site. Sewer service will be to an existing 84" interceptor running along Fall Brook at the southerly end of the site. Solid waste collection to the street will be the responsibility of individual unit owners for weekly municipal pick-up. More frequent collection can be provided on a contract basis by the Fall Brook Condominium Association if necessary.

A report of the site drainage has been provided under separate cover. Existing vs. new topography development has been analyzed and appears in more detail on the site development plans. In general, the site development including topography and site drainage patterns have been analyzed and designed to produce minimal impact on and adjacent to the site.

SCHEDULE OF DEVELOPMENT

The anticipated schedule for development calls for the construction of the 6 Hamilton Court units within the first year. Subsequent development will be at a rate consistent with sales. All units are anticipated to be completed within 3 to 5 years. The total anticipated cost of the project will be approximately 3.0 million dollars. The price ranges for the units are estimated to be in the \$70,000 to 80,000 range.

WAIVERS

The developer requests waiving the requirements of Sections 603.9.2 h (1) and 603.9.2 h (2) of the Subdivision Ordinance in the manner granted for Ledgewood. Specifically, the proposal includes a system of walks in lieu of sidewalks integral with Fall Brook Drive which eliminates the need for granite curbs as well. Pavement width for Fall Brook Drive will be 28' with 2.0' each side of gravel shoulders, the same width and section as Ledgewood Drive.

City of Portland
Planning Department
November 24, 1981
Page 3

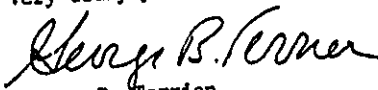
- A. Report-Drainage Evaluation--Fall Brook Condominium Project for Terrien Architects
- B. Site Plan
- C. Site grading and drainage
- D. Soils, ledge outcrops, and watercourses
- E. Site utilities: Water & Sewer
- F. Sewer profiles
- G. Site utilities: Electrical, Telephone, CATV and Site Lighting
- H. Tree & Landscape plan
- I. Plan of Adjacent Properties
- J. Explanation of financial capabilities

Under separate cover the following will be transmitted:

- A. Recording plot
- B. Draft of condominium declaration
- C. Payment of fees

Thank you in advance for your consideration. Should you desire additional information prior to the scheduled December 8, 1981 meeting of the Planning Board, please let us know.

Very truly yours,


George B. Terrien

GBT:ja

SUMMARY OF SQUARE FOOT AREAS BY CLUSTERS

Hamilton Court			
5 One Bedroom	6,625± sq.ft.	6 Garages	1,860± sq.ft.
1 Two Bedroom	<u>1,700±</u> sq.ft.		
Subtotal	8,325± sq.ft.		
Isleboro Court			
8 One Bedroom	10,600± sq.ft.	8 Garages	2,480± sq.ft.
Jefferson Court			
10 One Bedroom	13,250± sq.ft.	10 Garages	3,100± sq.ft.
Killington Court			
10 One Bedroom	13,250± sq.ft.	11 Garages	3,410± sq.ft.
1 Two Bedroom	<u>1,700±</u> sq.ft.		
Subtotal	14,950± sq.ft.		
Lyme Court			
10 One Bedroom	13,250± sq.ft.	11 Garages	3,410± sq.ft.
1 Two Bedroom	<u>1,700±</u> sq.ft.		
Subtotal	14,950± sq.ft.		
Manesfield Court			
10 One Bedroom	13,250± sq.ft.	13 Garages	4,030± sq.ft.
3 Two Bedroom	<u>5,100±</u> sq.ft.		
Subtotal	18,350± sq.ft.		

Total Unit Square Feet = 80,425±

Total Garage Squara Feet = 18,290±



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date December 20, 1993, 19__
 Receipt and Permit number 4232

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 3 Canal Plaza Basement and 2nd fl
 OWNER'S NAME: IBM ADDRESS: _____ FEES _____

OUTLETS: Receptacles 10 Switches _____ Plugmold _____ ft. TOTAL _____ 2.00

FIXTURES: (number of) Incandescent _____ Fluorescent _____ (tact strip) TOTAL _____
 Strip Fluorescent _____ ft. _____

SERVICES: Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____

METERS: (number of) _____

MOTORS: (number of) Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING: Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of) Ranges _____ Water Heaters _____
 Cook Tops _____ Disposals _____
 Wall Ovens _____ Dish washers _____
 Dryers _____ Compactors _____
 Fans _____ Others (denote) _____
 TOTAL _____

MISCELLANEOUS: (number of) Branch Panels _____
 Transformers _____
 Air Conditioners Central Unit _____
 Separate Units (windows) _____
 Signs 20 sq. ft. and under _____
 Over 20 sq. ft. _____
 Swimming Pools Above Ground _____
 In Ground _____
 Fire Burglar Alarms Residential _____
 Commercial _____
 Heavy Duty Outlets 220 Volt (such as welders) 30 amps and under _____
 over 30 amps _____
 Circus Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Emergency Lights, battery _____
 Emergency Generators _____

INSTALLATION FEE DUE: _____
 DOUBLE FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____
 TOTAL AMOUNT DUE: 15.00

INSPECTION: Will be ready on 12/21 anytime, 19__; or Will Call _____
 CONTRACTOR'S NAME: Favreau Electric (Larry Favreau)
 ADDRESS: RFD Box 446 Orrs Island 833-6746
 TEL: _____
 MASTER LICENSE NO.: 4232 SIGNATURE OF CONTRACTOR: [Signature]
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

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

Location of Construction: 3 Canal Plaza		Owner: MSRS Portland Prop, Inc.		Phone:		Permit No: 940979	
Owner Address:		Leasee/Buyer's Name: Tompkins, Clough, Hirshorn & Langer		Phone:		Business Name: Mary Gresik	
Contractor Name: RDS Construction, Inc.		Address: P.O. Box 15234 Portland, ME 04101		Phone: 04101		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED SEP 14 1994 </div>	
Past Use: Office		Proposed Use: Office w/int reno		COST OF WORK: \$ 60,000.		PERMIT FEE: \$ 320.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B Type: 1B	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Proposed Project Description: Make Interior Renovations to 6th floor as per plans				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
				Signature: _____ Date: _____			

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

**PERMIT ISSUED
WITH LETTER**

Zone: **GBL - PORTLAND**

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj mh/or mm

Zoning Appeal:

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 9/19/94

[Signature]

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 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 provisions of the code(s) applicable to such permit

[Signature] P.O. Box 15234 Portland, ME 04101 08 Sept '94 772-5367
 SIGNATURE OF APPLICANT Jim Ross ADDRESS: DATE: PHONE:

[Signature] 772-5367
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

GEO DISTRICT **2**

White-Permit Desk Green-Assessor's Canary-D.P.W Pink-Public File Ivory Card-Inspector

Mrs Munson

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

Location of Construction: 31 Canal Plaza		Owner: MSRS Portland Properties Inc.	Phone:	Permit No: 941287
Owner Address:	Lease/Buyer's Name: Olsten Temporary Service	Phone:	Business Name:	
Contractor Name: Baro Signa	Address: 92 Industrial Hwy Pk Saco, ME 04072	Phone: 282-2400		
Past Use: Office	Proposed Use: Office w/sign	COST OF WORK: \$	PERMIT FEE: \$ 31.80	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED DEC - 9 1994 CITY OF PORTLAND </div>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: _____ Type: Signature: _____	
Proposed Project Description: Erect Signage as per plans (UL) E92151		Signature: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: 12/7/94		Zoning Approval: _____ Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By: Mary Gralik	Date Applied For: 7 Dec 94			

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: **12/6/94**

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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: **Ed Plumenthal** ADDRESS: DATE: **7 Dec 94** PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT **2**
MS. MURSON

COMMENTS

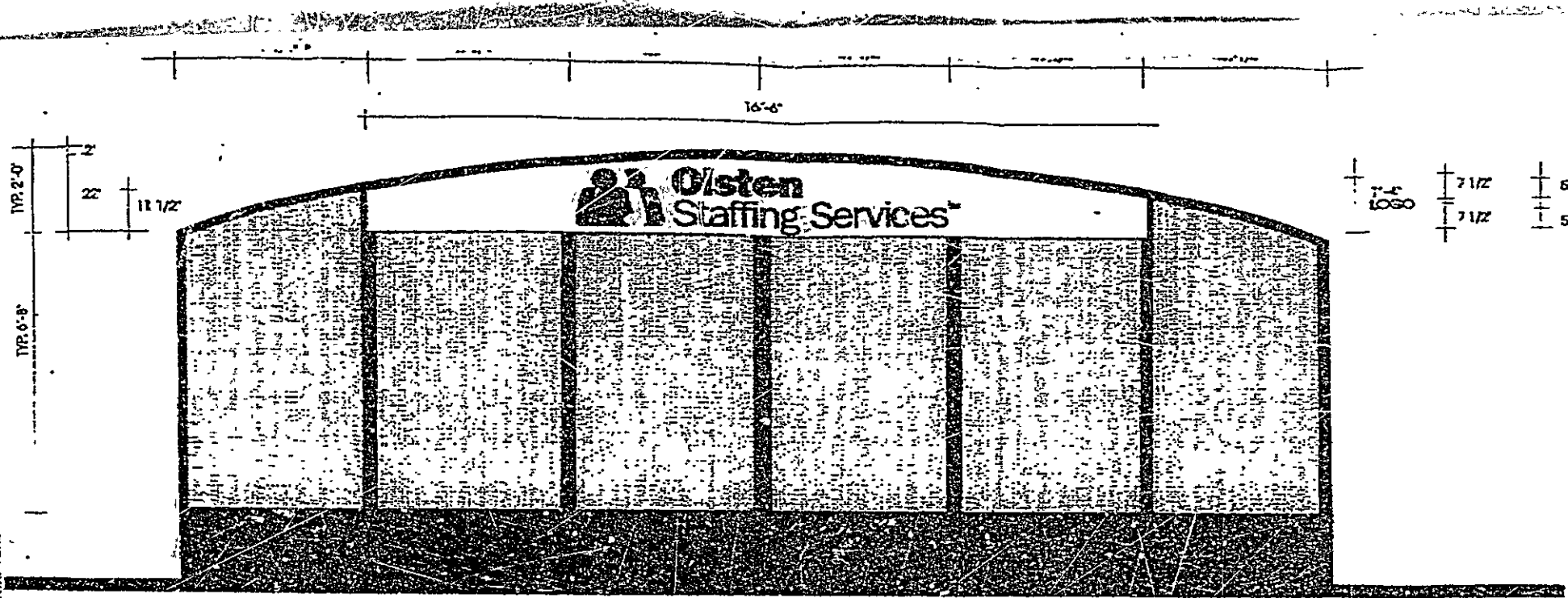
2-7-95 Sign in place - appears to be done per plans

Inspection Record

Type
Foundation: N/A
Framing: N/A
Plumbing: N/A
Final: Sign in place
Other: N/A

P.01
FAX NO. 5169889083
AMERICAN SIGNCRAFTERS

DEC-05-94 MON 16:20



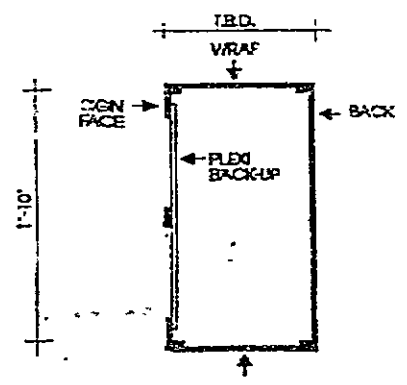
PLAZA ELEVATION

1 - S.F. 1'-10" X 16'-6" X INTERN. ILLUM. SIGN CAB. JIGGED OUT COPY BACKED-UP WITH WHITE PLEXI

COLORS: BACK OF SIGN - DARK BRONZE
FACE & WRAP - WHITE
TEXT & LOGO - JIGGED OUT & BACKED-UP WITH FLEXI - BLUE PMS #293 @ 50% TINT

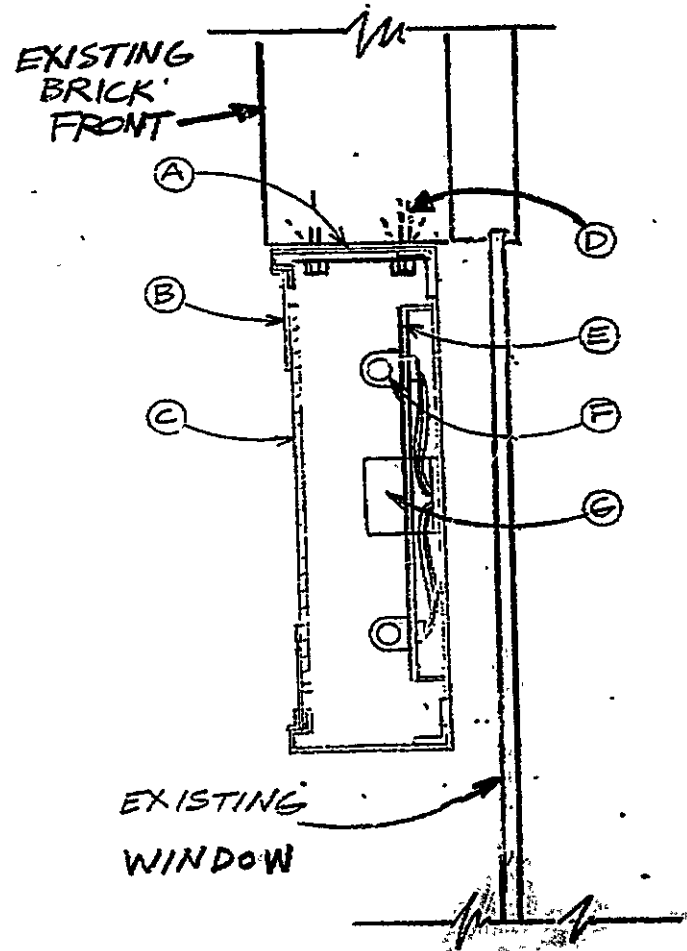


OLSTEN STAFFING SERVICES / PG. 1 OF 2
PORTLAND, MAINE
JP/RB 9/30/94



OLSTEN - STAFFING SERVICES // PORTLAND, MAINE / PG 2 OF 2
 JP/10 9/30/94

P. 02
 FAX NO. 516868083
 AMERICAN SIGNCRAFTERS
 DEC-05-94 MON 16:21



INTERNALLY ILLUMINATED SIGN CABINET
SHOP DETAIL - NOT TO SCALE

- Ⓐ ALUMINUM CABINET W/ STEEL STRUCTURE
- Ⓑ STENCIL-CUT ALUMINUM FACE
WHITE
- Ⓒ PLEXIGLASS BACK-UP PLATE (#2447 WHITE W/
FRONT-SURFACE APPLIED TRANSLUCENT VINYL
(PMS #293 BLUE & 50% TINT/ 3M #3630-167 BLUE & #3630-147 DEEP SKY BLUE)
- Ⓓ NON-CORROSIVE INSTALLATION HARDWARE
- Ⓔ ALUMINUM RACEWAY CONTAINS WIRING
- Ⓕ TOMBSTONE-TYPE SOCKET W/ HIGH OUTPUT
FLUORESCENT LAMP
- Ⓖ HIGH OUTPUT BALLAST FOR FLUORESCENT LAMPS

American SIGNCRAFTERS
 A DIVISION OF L.L. DORR, INC.
 1591 FRISK AVENUE, EATONSVILLE, NY 12524
 PHONE (518) 948-6800 FAX (518) 948-9083

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

Location of Construction: 3X Canal Plaza		Owner MSRS Portland Properties Inc.		Phone	Permit No: 941287
Owner Address:		Leasee/Buyer's Name: Olsten Temporary Service		Phone	
Contractor Name: Barlo Signs		Address: 92 Industrial xxx Pk Saco, ME 04072		Phone 282-2400	Permit Issued: PERMIT ISSUED DEC - 9 1994
Past Use: Office		Proposed Use: Office w/sign		COST OF WORK: \$	
Proposed Project Description: Erect Signage as per plans (UL) E92151		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		PERMIT FEE: \$ 31.80	Zone: CE-1-D CITY OF PORTLAND Zoning Approval
Signature: <i>[Signature]</i>		INSPECTION: Use Group 4 Type. \$ gnd fee		PEDESTRIAN ACTIVITIES DISTRICT (PAD.) Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
Permit Taken By: Mary Gresik		Date Applied For: 7 Dec 94		Special Zone of Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan (maj) <input type="checkbox"/> minor (3 mm)	

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules
2. Building permits do not include plumbing, septic, or electrical work
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *[Signature]*
[Signature]

CERTIFICATION

I hereby certify that I am the owner of record of the name of 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 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 provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT: Ed Blume ADDRESS: DATE: 7 Dec 94 PHONE:

RESPONSIBLE PERSON IN CHARGE OF: TITLE: PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W Pink-Public File Ivory Card-Inspector

CEO DISTRICT
[Signature]
 MS MATEO

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

Location of Construction: Three Canal Plaza - 3rd flr		Owner: H S R S		Phone:	Permit No: 950201
Owner Address: c.o Pizzagalli Prop		Leasee/Buyer's Name: 50 Joy Dr- Box 2009 South Burlington, VT 05407		Phone:	Business Name:
Contractor Name: * R D S Inc		Address: Box 15234 - Ptd, ME 04101		Phone: 77205367	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: MAR 9 1995 CITY OF PORTLAND </div>
Past Use: office bldg		Proposed Use: office bldg w intr renvtns		COST OF WORK: \$ 65,000	
Proposed Project Description: interior renovations - 3rd floor		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B Type: 1B Signature: <i>[Signature]</i>	
Permit Taken By: L Chase		Date Applied For: 3/2/95		Zoning: B3 CBL: Zoning Approval: <i>[Signature]</i> 3/6/95 <input type="checkbox"/> Special Zone of Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> form <input type="checkbox"/>	

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules
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PERMIT ISSUED WITH LETTER

CERTIFICATION

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SIGNATURE OF APPLICANT: <i>[Signature]</i>	ADDRESS:	DATE: 3/2/95	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE:	PHONE:		

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

- Action**
- Approved
 - Approved with Conditions
 - Denied

Date: *[Signature]* 3/6/95

[Signature]

CEO DISTRICT: 2

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

MSA 01501

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

Location of Construction: Three Canal Plaza - 6th flr		Owner: M S RS		Phone: 1-802-651-1314		Permit No: 950200	
Owner Address: c/o Pizzagalli Prop		Leasee/Buyer's Name: 50 Joy Dr- Box 2009		Phone: South Burlington, VT 05407		PERMIT ISSUED MAR 9 1995 CITY OF PORTLAND	
Contractor Name: K D S Inc		Address: Box 15234- Portland, ME 04101		Phone: 772-5367			
Past Use: office bldg		Proposed Use: office bld w interior renov		COST OF WORK: \$ 30,000		PERMIT FEE: \$ 170	
Proposed Project Description: interior renovations - 6th flr		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B Type: 1/B BOCA 93		Zoning Approval: <i>OK 3/6/95</i>	
Permit Taken By: L Chase		Date Applied For: 3/2/95		Signature: <i>[Signature]</i>		Date: <i>[Signature]</i>	

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules
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CERTIFICATION

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[Signature]
SIGNATURE OF APPLICANT ADDRESS: DATE: *3/2/95* PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W Pink-Public File Ivory Card-Inspector

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *3/6/95*

[Signature]

CEO DISTRICT **2**
MS MURPHY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 2/14/95, 19__
 Receipt and Permit number 3145

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: Three Canal Plaza - 6th flr
 OWNER'S NAME: Plaza Realty - 773-6156 ADDRESS: DAVE

OUTLETS:	FEES
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	_____
FIXTURES: (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	_____
Strip Fluorescent _____ ft. _____	_____
SERVICES:	
Overhead _____ Underground <input checked="" type="checkbox"/> Temporary _____ TOTAL amperes <u>200</u>	15.00
METERS: (number of) _____	1.00
MOTORS: (number of)	
Fractional _____	_____
1 HP or over _____	_____
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	_____
Electric (number of rooms) _____	_____
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	_____
Oil or Gas (by separate units) _____	_____
Electric Under 20 kws _____ Over 20 kws _____	_____
APPLIANCES: (number of)	
Ranges _____	Water Heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	Compactors _____
Fans _____	Others (denote) _____
TOTAL _____	_____
MISCELLANEOUS: (number of)	
Branch Panels _____	_____
Transformers _____	_____
Air Conditioners Central Unit _____	_____
Separate Units (windows) _____	_____
Signs 20 sq. ft. and under _____	_____
Over 20 sq. ft. _____	_____
Swimming Pools Above Ground _____	_____
In Ground _____	_____
Fire/Burglar Alarms Residential _____	_____
Commercial _____	_____
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	_____
over 30 amps _____	_____
Circus, Fairs, etc. _____	_____
Alterations to wires _____	_____
Repairs after fire _____	_____
Emergency Lights, battery _____	_____
Emergency Generators _____	_____
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____	INSTALLATION FEE DUE: _____
FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____	DOUBLE FEE DUE: _____
	TOTAL AMOUNT DUE: <u>16.00</u>

INSPECTION:

Will be ready on now, 19__; or Will Call _____

CONTRACTOR'S NAME: E M I Elect
 ADDRESS: 50 Label Ave - Ptld
 TEL: 797-4611
 MASTER LICENSE NO.: Steve Stewart SIGNATURE OF CONTRACTOR: _____
 LIMITED LICENSE NO.: # 13145

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN