



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 363 AUBURN ST

Issued to NORTHDEERING ASSOCIATES

Date of Issue 2/23/87

This is to certify that the building, premises, or part thereof, at the above location, built--altered--changed as to use under Building Permit No. 00459/87, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

ENTIRE UNIT 1301 BUILDING 4.

SINGLE FAMILY WITH ATTACHED GARAGE.

Limiting Conditions:

NONE

This certificate supersedes certificate issued

Approved:

2/23/87

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Co. 7 will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 368 AUBURN ST

Issued to NORTHMEERING ASSOCIATES

Date of Issue 2/23/87

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 021,50/87, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

ENTIRE UNIT 4302 BLDG'ING 4

SINGLE FAMILY, WITH ATTACHED GARAGE

Limiting Conditions:

NONE

This certificate supersedes certificate issued

Approved:
2/23/87
(Date)

[Signature]
Inspector

[Signature]
Inspector of Buildings

021,50/87
2/23/87

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 368 AUBURN ST

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Date of Issue 2/23/87

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PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

ENTIRE UNIT 4303 BLDG'ING A

SINGLE FAMILY WITH ATTACHED GARAGE

Limiting Conditions:

NONE

This certificate supersedes
certificate issued

Approved:
2/23/87

(Date)

Inspector

Inspector of Buildings

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 368 AUBURN ST

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Date of Issue 2/23/87

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PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

UNIT 4304 BUILDING 4

SINGLE FAMILY DWELLING WITH ATTACHED GARAGE

Limiting Conditions:

NONE

This certificate supersedes
certificate issued

Approved

2/29/87

(Date)

Inspector

Inspector of Buildings

*File in 11
8100 on 74*

Notice: This certificate identifies the use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 369 AUBURN ST

Issued to FORTSMERBING ASSOCIATES

Date of Issue 2/23/87

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 02450/87, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

UNIT 4305 BLDG'ING 1

SINGLE FAMILY WITH ATTACHED GARAGE

Limiting Conditions:

NONE

This certificate supersedes
certificate issued

Approved:

2/23/87

(Date)

Inspector

Inspector of Buildings

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 386 AUBURN ST

Issued to NORTHDEFRING ASSOCIATES

Date of Issue 2/23/87

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 00450/87, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

UNIT 4306 BLDG'ING 4

SINGLE FAMILY WITH ATTACHED GARAGE.

Limiting Conditions:

NONE

This certificate supersedes
certificate issued

Approved: _____

2/23/87

(Date)

Inspector

Inspector of Buildings

*with copy
sent to all*

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 368 AUBURN ST

Issued to NORTHDEERING ASSOCIATES

Date of Issue 2/23/87

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 60450/87, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

UNIT 1203 BLDG'ING 2

APPROVED OCCUPANCY

SINGLE FAMILY WITH GARAGE (ATTACHED)

Limiting Conditions:

NCNE

This certificate supersedes
certificate issued

Approved:

2/23/87

(Date)

Inspector

Inspector of Buildings

Edgar on 21.
Permit 60450/87.

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 368 AUBURN ST., PARSONS POND DRIVE

Issued to NORTH DEPTING ASSOCIATES

Date of Issue 10/21/86

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 00450/86, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

BUILDING C UNITS 301

SINGLE FAMILY UNITS WITH
ATTACHED GARAGES.

Limiting Conditions: 302
NONE 303

This certificate supersedes
certificate issued

Approved:

10/21/86

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 368 AUBURN ST, PARSON'S POND RD

Issued to NORTH DEERING ASSOCIATES

Date of Issue 12/15/86

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 00450/86, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

ENTIRE UNIT 4802A

SINGLE FAMILY
WITH ATTACHED GARAGE

Limiting Conditions:

NONE

This certificate supersedes
certificate issued

Approved:
12/15/86

(Date)

Inspector

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 368 AUBURN ST PARSON'S POND RD

Issued to NORTH DEERING ASSOCIATES

Date of Issue 10/21/86

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 00450/86, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

BUILDING C UNITS

SINGLE FAMILY UNITS WITH ATTACHED GARAGES

Limiting Conditions:
NONE

This certificate supersedes
certificate issued

Approved:

10/21/86
(Date)

Inspector

Inspector of Buildings

E. C. OR...
H. L. B. OR...

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 368 AUBURN ST , PARSON'S POND ROAD

Issued to NORTH DEFRING ASSOCIATES

Date of Issue 12/7/86

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 00450/86, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

ENTIRE UNIT 4201 A

SINGLE FAMILY WITH ATTACHED GARAGE

Limiting Conditions:
NONE

This certificate supersedes
certificate issued

Approved:
12/5/86

(Date)

Inspector

Inspector of Buildings

W. C. ...
12/1/86

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 368 AUBURN ST, PARSONS FORD RD

Issued to NORTH DEERING ASSOCIATES

Date of Issue 1/5/67

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 00450/86, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

ENTIRE UNIT 1206 A

SINGLE FAMILY WITH ATTACHED GARAGE

Limiting Conditions:

NONE

This certificate supersedes
certificate issued

Approved:

1/5/67

(Date)

Inspector

Inspector of Buildings

George M. [Signature]
1/5/67

[Signature]
Inspector of Buildings

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 368 AUBURN ST , PARSONS POND RD
Date of Issue 1/5/87

Issued to NORTH DEERING ASSOCIATES

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 0450/86, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

ENTIRE UNIT 4205A

SINGLE FAMILY WITH ATTACHED GARAGE

Limiting Conditions:
NONE

This certificate supersedes
certificate issued

Approved:

1/5/87

(Date)

Inspector

Inspector of Buildings

Handwritten signature

Handwritten signature

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 368 AUBURN ST, PARSONS POND RD

Issued to NORTH DEERING ASSOCIATES

Date of Issue 1/15/87

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No 004,50/86, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

ENTIRE UNIT 1204 A

SINGLE FAMILY DWELLING WITH ATTACHED GARAGE

Limiting Conditions:

NONE

This certificate supersedes certificate issued

Approved:

1/15/87

(Date)

Inspector

[Signature]
1/15/87

Inspector of Buildings

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 368 AUBURN ST, PARSONS POND RD

Issued to NORTH DEERING ASSOCIATES

Date of Issue 1/5/87

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PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

ENTIRE UNIT 4293 A

SINGLE FAMILY WITH ATTACHED GARAGE

Limiting Conditions:
NONE

This certificate supersedes
certificate issued

Approved:

1/5/87

(Date)

Inspector

F. J. Deering
F. J. Deering
1/5/87

[Signature]
Inspector of Buildings

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION ~~366~~ AUBURN ST PARSON'S PCND DRIVE

Issued to **NORTH DEERING ASSOCIATED**

Date of Issue **8/21/86**

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **82/00450**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

BUILDING A UNITS 201

SINGLE FAMILY UNITS WITH GARAGES

Limiting Conditions: " 202
" 203

NONE

This certificate supersedes
certificate issued

Approved:

8/21/86

(Date)

Inspector

Inspector of Buildings

*also see 201
202/203*

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CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: 4/12/90

North Deering Common Assoc.
Eastern Properties Inc.
Box 30104 8 New England Executive Park
Burlington, MA 01803

Re: 368 Auburn St. - Parsons Pond

Dear Sirs:

This is to notify you that your building permit issued 5/15/1987 has expired. Any construction that this permit has been issued for must not start until a new permit has been applied for, or a variance of circumstances has been requested in writing, approved by the Chief of Inspection Services. Sec. 112.2

Should you have any questions, do not hesitate to call this office, 874-8300, Ext. 8704.

Sincerely,

Merlin Leary
Code Enforcement Officer --
Merlin Leary

5-2-90 I spoke with Sharon McHold about the next phase of project. It probably will be another 2 years before this is started again.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

May 15, 1987

John Soudouain 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;

BUILDING PERMIT REPORT

DATE: 15/MAY/87
ADDRESS: 368 Auburn St. PLD Me.
REASON FOR PERMIT: 17 Condominiums 7 buildings
Phase II (Single Family)
BUILDING OWNER: North Deering Common Assoc.
CONTRACTOR: Donbury Inc
PERMIT APPLICANT: Contractor
APPROVED: _____ DENIED _____

CONDITION OF APPROVAL OR DENIAL:

- 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 2.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 3.) Each apartment shall be equipped with an approved single station smoke detector powered by the house current. The detector shall be located in an area which will provide protection for the sleeping areas.
- 4.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- *5.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).

- *6.) In addition to any automatic fire alarm system required by Sections 1716.3.2 and 1716.3.3, a minimum of one single station smoke detector shall be installed in each guest room, suite or sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

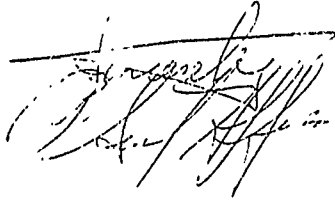
In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

- *7.) 608.1 Attached garages: Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors, and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1 hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of ½-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

608.1.1 Separation by breezeway: A garage separated by a breezeway not less than 10 feet (3048mm) in length from a building of Use Group R-3 may be of type 5B construction, but the junction of the garage and breezeway shall be firestopped to comply with the requirements of Section 1420.0.



Donbury, Inc.

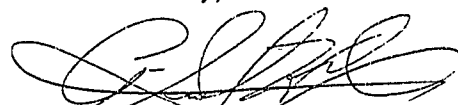
2

5/15/87

4. Floor/ceiling assemblies between dwelling units and between a dwelling unit and a service area within the structure shall have an impact insulation class (IIC) rating of not less than 45;
5. The combustion chamber of fuel-burning appliances shall be installed a minimum of 18 inches above the floor. The appliance shall be installed at a higher height above the floor when required by the manufacturer;
6. Appliances located in private garages shall be installed with a minimum clearance of 6 feet above the floor; and
7. Appliances protected from motor vehicle impact may be installed in accordance with item 6.

If you have any questions on these requirements, please call this office.

Sincerely,



P. Samuel Hoffses
Chief of Inspection Services

/el

Enclosure

cc: LT. James P. Collins, Fire Prevention Bureau
Mr. R. Roy, Planning Engineer
Mr. Richard Knowland, Senior Planner

Phase II
 PERMIT ISSUED
 MAY 15 1987
 City Of Portland

APPLICATION FOR PERMIT

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 insure 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 Pond Fire District #1 #2
 1. Owner's name and address North Deering 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 \$1,598,000.00 Appeal Fees \$
 FIELD INSPECTOR—Mr. Base Fee
 @ 775-5451 Late Fee
 To construct 17 condominium units with single car garage with each unit (attached). as per plans on file. TOTAL \$ 2,010.00

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 sewer?
 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? ... both ... earth or rock? ... both
 Material of foundation concrete Thickness, top 8" back filled both sides bottom cellar no
 Kind of roof pitch Rise per foot ... 8/12 Roof covering ... fiberglass
 No. of chimneys ... 1 per unit Material of chimneys insulated pipe - for firelance w/ wood sur rounding Kind of heat elec ... fuel
 Framing Lumber—Kind ... S.P.F. ... Dressed or full size? ... dressed ... 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 ... 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. & M. St. Farmer May 14, 1987
 BUILDING CODE 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 ...
 Fire Dept.:
 Health Dept.:
 Others:

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

14 MStaylor

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

PERMIT ISSUED WITH LETTER

March 18, 1987

PERMIT # BUILDING PERMIT APPLICATION **Portland** #Previous permit#

APPLICANT FILL OUT I - XIII 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 Deering Common Assoc. Tel. 617-482-7092
Address 727 ~~West~~ Atlantic Ave. Boston, Mass.

Contractor's name Donbury Inc. Tel. 774-6254
Address 33 Baxter Blvd

PERMIT ISSUED

Subcontractors: _____

APR 9 1987

City Of Portland

II. NEW SUBDIVISION OR EXISTING LOT REFERENCE
Name Parsons Pond No. 1 Deer
Lot 368 Auburn St.
Block _____
Bl. & pg. Reg./deeds _____
Date recorded _____

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

IV. PAST USE: _____

V. OWNERSHIP: PUBLIC (Federal/State/local government) _____ PRIVATE (Individual/corp./nonprofit) _____

VI. DESCRIPTION OF WORK:

To construct 12 condominium units with garage 6 buildings - 2 units in each building - each building 8 1/2 x 4 1/2 ft
~~Washington Road extension~~
~~Avenue extension of Parsons Pond Drive~~ with attached garages

VII. BUILDING DIMENSIONS: length _____ width # 2 0x104 square footage _____ height _____ #stories _____

VIII. EST. CONSTRUCTION COST: \$128,000 **IX. GR. SQ. FT. OF LAND:** _____ **BUILDING:** _____

X. RESIDENTIAL BUILDINGS ONLY: BEDROOMS
NEW DWELLING UNITS WITH: 1 BDRM. 2 BDRMS. 3+ BDRMS. 24
EXISTING DWELLING UNITS WITH: _____
XI. RESIDENTIAL UNITS: NEW DWELLINGS _____ EXISTING DWELLINGS _____ NET RESIDENTIAL UNITS _____

XII. SIGNATURE OF APPLICANT: _____ **DATE:** 3-18-87

DO NOT WRITE BELOW THIS LINE

XIII. ZONING: DISTRICT R-3 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 5,660.00

XVIII. SPACE FOR FIGURING / ADDITIONAL COMMENTS:
O.R. M.D.T. March 31, 1987

PERMIT ISSUED WITH LETTER

| | | |
|--|--|---|
| 1. WATER SUPPLY <input checked="" type="checkbox"/> public <input type="checkbox"/> private | 8. CHIMNEY * flues * replaces material | PLOT PLAN/DETAILS OF WORK ON REVERSE White - Municipal Office Green - Applicant Yellow - CEO Pink - Tax Assessor Gold - GPCUG |
| 2. SEWER <input type="checkbox"/> public <input checked="" type="checkbox"/> private, type _____ | 9. FRAMING: floor joists | |
| 3. HEAT type _____ fuel _____ | size _____ max. of centers _____ | |
| 4. FOUNDATION type _____ thickness _____ footing _____ | ceiling joists _____ | |
| 5. ROOF type _____ pitch _____ covering _____ load _____ | rafters _____ | |
| 6. PLUMBING * tubs * showers * lavatories * laundry tubs * flushes * other | studs _____ | |
| SPRINKLER SYSTEM? <input type="checkbox"/> yes <input type="checkbox"/> no | wall studs _____ | |
| 7. ELECTRICAL service entrance size _____ * smoke detectors _____ | 10. If 1-story building w/ masonry walls: wall thickness _____ height _____ | |
| NUMBER OF OFF-STREET PARKING SPACES: enclosed _____ outdoors _____ | 11. BEDROOM WINDOWS height _____ width _____ sill height _____ egress window? <input type="checkbox"/> yes <input type="checkbox"/> no | |

14 / M S TAILOR

From the Desk of

Warren J. Turner

3/31/89

Jan

Bob Roy says O.K. to
issue this as part
of Section IA of
Parsons Pond

W.J. Turner

Site Plan Review has
been completed with
Section I of Parsons Pond
Section II is awaiting
letter of credit says
David Klenk today.

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 000222
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION R-3 PORTLAND, MAINE Jan. 13, 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 Deering Commons Associates ... Telephone 617-482-7092
2. Lessee's name and address 727 Atlantic Ave., Boston, MA 02111 Telephone ...
3. Contractor's name and address Dufresne-Henry - 1321 Washington Avenue ... Telephone ...
Proposed use of building ... condominium subdivision ... 797-2010 No. of sheets ...
Last use ... 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 Appeal Fees \$...
Base fee site plan 350.00
FIELD INSPECTOR-Mr. @ 775-5451 Late Fee ..4,175.00
TOTAL \$..4,525.00

major site plan reveiw
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? ... 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 ... Will work require disturbing of any tree on a public street? ...
ZONING: O.K. N.D.F. 2/28/86 ...
BUILDING CODE: ... Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? ...
Fire Dept.: ...
Health Dept.: ...
Others: ...

Signature of Applicant Richard P. Michael Phone # same
Type Name of above Richard Michael for [] [] [] []
Dufresne-Henry Other ...
and Address ...

NOTES

3/13/86

Still preparing
the area for
deposit fee ready
to be open

| | |
|----------------|----------------------|
| Permit No. | 86/227 |
| Location | 36th & Culberson St. |
| Owner | M. Vance |
| Date of permit | 1-13-86 |
| Approved | 3-11-86 |
| Dwelling | Foundation only |
| Garage | |
| Alteration | |

3/14 - Same

11-3/17 Ready for placing
of foundation Blg. 1 & 2

3/18 Placing slab

3/19 - preparing for B-2 -
compacting fill - contractor will send
in a copy of compaction test for all
locations where slabs are to be
placed etc

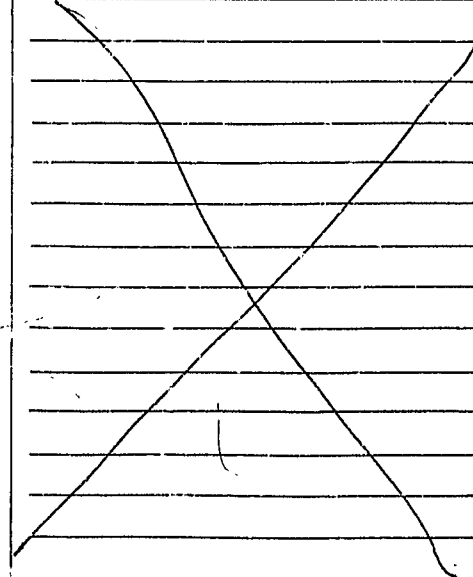
3/20/86 Same

4/25 - 4/28 Progress inspection

5/9/86 Placing foundations (and compactions)

7/86 Progressing as per plans

8/86 Foundation work completed
Permits for 30 concrete walls
April 24/86 -





CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

March 4, 1986

Re: 368 Auburn St. (North Deering Commons Assoc.)
(2 Foundations only)

Dufresne-Henry
1321 Washington Avenue
Portland, Maine 04103

Dear Sir:

Your applications to construct two (2) foundations 25' X 100' for six (6) condominium units has been reviewed and a permit is herewith issued subject to the following requirements:

Site Plan Review
Inspections Services Approved foundations only 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

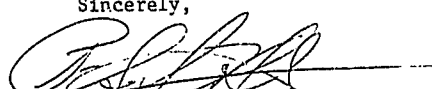
Planning Division: Approved with Condition:
See attached Planning Board requirements

Building Code Requirements

1. All lot lines shall be clearly marked before calling for a foundation inspection; and,
2. All concrete and the earth below the foundation shall be protected from freezing.

If you have any questions on these requirements, please call this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

PH/el

Enclosure

CITY OF PORTLAND, MAINE
PLANNING BOARD

Jack D. Humeniuk, Chairmar
Barbara A. Vestal, Vice Chairmar
Harry E. Cummings
Jean E. Gilpatrick
John L. Barker
Joseph R. DeCoursey
Michael J. Fentor

December 3, 1985
Revised January 13, 1986

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

Dear Mr. Berezin:

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. Berezin

- 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. 14-45(1) 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 (signature)
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

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INSPECTION SERVICES DIVISION

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P. Samuel Hoffses
Chief of Inspection Services

PH/el

Enclosure

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PLANNING BOARD

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7. The tot lot located near the tennis courts must be provided in Phase II and must be shown on the plan.

Mr. Berezin

- 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(h) 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.

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Sincerely,

Jack D. Humeniuk (sm)

Jack D. Humeniuk, Chairman
Portland Planning Board

JDH/osm

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development
Alexander Jaegerman, Chief Planner
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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

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

Dave File

April 15, 1986

Mr. Paul LaLiberte
Donbury, Inc.
33 Baxter Boulevard
P.O. Box 792
Portland, Maine 04104

Dear Mr. LaLiberte:

Pursuant to our phone conversation of April 14th, I have enclosed a copy of the city of Portland Subdivision Ordinance Technical Supplement. As we discussed over the phone, there are precautions that must be taken to insure the preservation of designated trees. These precautions are detailed in Section VII (2) of the above stated Technical Supplement.

I have contacted the Acting City Arborist and have discussed with him how to best assess the damage done to the existing trees that were to be preserved and how to insure the preservation of mature trees in future phases. I suggest that you contact the City Arborist to arrange an on site meeting to address the landscape preservation aspects of this development and to instigate the required preservation measures. If you have any questions on this matter please contact me at 775-5451 extension 269.

Sincerely,

David J. Klenk

David J. Klenk
Planner

DJK/emm

Enclosure

cc: Alexander Jaegerman, Chief Planner
Charles Shannon, Acting City Arborist

Mr. Alexander Jaegerman
Page Two.
April 18, 1986

There have been comments regarding bark damage on some trees. The damage is a result of tree cutting operations from felling trees. The density of the trees made it impossible not to have some marring of trees in a number of areas.

In light of the meetings held and scheduled, we would request that authorization be given to issue the building permit. This permit is for the structures since we already have our permit for sitework and foundations. With the close cooperation of all parties, we can ensure that your requirements will be met. Delay of the permit, at this time, will be imposing a severe hardship on the developers. They are in serious need of the first two buildings to be used as models. Construction of the models is necessary for sales and, in turn, crucial for the financial commitment of the development.

We appreciate your continued cooperation in resolving this matter. Again, we do apologize for the miscommunication at the beginning. We will make every effort to ensure it does not occur in the future.

Mr. Klenk's letter of April 15th was received. It indicated that the subdivision ordinance was included. We did not receive it with the correspondence. Please forward us a copy. We will be happy to pay any cost associated with the printing.

Respectfully,

DONBURY, INC.



Paul R. Laliberte
Vice President

PRL:gjt

cc: Mr. Sam Hoffses, Building Inspector



33 Baxter Blvd. P.O. Box 792 Portland, Maine 04104 207-774-6254

April 18, 1986

City of Portland
389 Congress Street
Portland, ME 04101

Attn: Mr. Alexander Jaegerman,
Chief Planner

Re: Parson's Pond at North Deering

Dear Mr. Jaegerman:

As per our discussions, we wish to clarify our procedure regarding preservation of designated trees. We regret the miscommunication which developed over this issue. Donbury, Inc.'s aim is to insure proper notification of all inspecting authorities for a well coordinated project.

In order to prevent damage and injury to trees intended for preservation, we opted for undercutting designated areas. This means that we would cut up to approximately 10 to 15 feet from the cut lines. At this point construction would proceed in order to fill as required and locate exactly buildings and parking areas. Once this is determined, the balance of the cutting could proceed. Our objective was to be able to maintain as many trees as possible.

It is always difficult to properly mark trees from a plan without exact references on the site. By following the above procedure, we will be able to minimize damage and save as many trees as possible. We understand that there are a few specific trees which are extremely close to a building that will fall beyond the drip line of the tree. The drip line actually extends over the foundation of the building. The owners have expressed a desire to try and save those specific trees. They know that the trees may not live. However, it was felt it would be better to take a chance with these trees rather than just cut them down. We will well such trees as much as possible.

We wish to emphasize that under no circumstance will trees designated by the planning board be cut or damaged. The trees in question are over and above any trees specifically required to be saved.

We have established a meeting to be held at the site on Wednesday, April 23rd, at 1:00 o'clock with the acting Arborist. We will have our forester present at this meeting to explain the procedures being followed.

Applicant: *North Deering Commons* Date: *Feb. 28, 1986*

Address: *368 Auburn Street*

Assessors No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - *R-3*

Interior or corner lot - *Interior*

Use - *Foundation Permit for 2 buildings*

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area - *32 acres*

Building Area - *2500 sq ft (each of two bldgs)*

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

*H Collins have
received Utilities Plan
for hydrant locations
W. Turner*



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION : 368 Auburn Street, Parson's Pond Drive

Issued to North Deering Association

Date of Issue July 35, 1986

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 00450, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORITION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Building 101 Entire

Single Family with Garage

Limiting Conditions:

No Restrictions

This certificate supersedes certificate issued

Approved: *[Signature]*
7/25/86
(Date) Inspector

[Signature]
Inspector of Buildings

[Handwritten notes]
ELECTRICAL
ALCOHOL OK 10/14

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.