



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, November 1, 1973

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location Eastern Promenade building "B" Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Union Mutual Life Ins co 221 1/2 Congress St Telephone 775-5412
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Abreen Construction Co., Boston, Mass Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building multiple dwellings No. families 70
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ _____
 Estimated cost \$ _____

General Description of New Work

To construct a 13 1/2 story multiple high rise condominium as per plan. Block "B"

This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information, estimated cost and pay legal fee.

VOID

Appeal sustained 11-15-73

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** owner

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? _____

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? yes

APPROVED:

CS 301

INSPECTION COPY

Signature of owner

by:

UNION MUTUAL LIFE INS.

[Signature]

Yellow Copy

Phase 1 - Bldg. B - (80 units)

318-356 Eastern Promenade
1-6 Walnut Street
113-155 North Street

Nov. 2, 1973

Union Mutual Life Insurance Company
Att: Neal C. Gould
221 Congress Street

cc to: Abram Construction Company
c/o Mr. D. Gorgenu,
163 Highland Ave., Box 183,
Roslindale Heights, Mass. 02134
cc to: Corporation Counsel

Gentlemen:

Building permit for erection of a 13 story apartment house, 50' x 160' at the above named location is not issuable under the Zoning Ordinance because this building will be 13 stories and about 126 feet in height, which is in excess of the allowable maximum height of 5 stories or 65 feet, permitted by Section 67B.7B.5 applying to the R-6 Residential Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality.

The height that we are using, 126 feet, is the one given to us on the plans and not what the building codes, which is somewhere around 230 to 240 feet.

Very truly yours,

A. Allan Gould
Assistant Dir. Building & Inspection Services

AAS:m



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____
Portland, Maine, _____ November 15, 19 73

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect after repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

PHASE I Location 318-356 Eastern Promenade, 1-6 Jackson St. 12-155 North St. Build. B (80 units) Dist. No. _____
Within Fire Limits? _____

Owner's name and address Union Mutual Life Ins. Co., 2211 Congress St. Telephone 775-4411
Lessee's name and address _____ Telephone _____
Contractor's name and address Abreen Constr. Co., Boston, Mass Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building Multiple Dwelling No. families 80
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 5.00 pd
Estimated cost \$ _____

General Description of New Work

To excavate and construct foundation only for 13 1/2 story multiple high rise condominium as per plans

(PHASE I, BLDG B, 318-356 E. PROM ENADE)

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO _____

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 _____ Kind of heat _____ fuel _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Corner posts _____ Sills _____
Framing Lumber—Kind _____ Dressed or full size? _____ Size _____ Max. on centers _____
Size Girder _____ Columns under girders _____ 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 _____ height? _____
If one story building with masonry walls, thickness of walls? _____

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? _____

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? Yes

APPROVED: _____

CS 301

INSPECTION COPY

Signature of owner by _____

David C. Simpson

CITY OF PORTLAND, MAINE

Building & Inspection Services

*note
file*

318-356 Eastern Promenade

May 22, 1974

4-11-74

cc to: Union Mutual Insurance Co
2211 Congress Street

C
O
P
Y

Abreon Construction Corporation
Att: Mr. D. Gompers
163 Highland Ave., Box 183
Needham Heights, Mass.

Dear Mr. Gompers:

An inspection of the footing bases revealed that crushed stone had been placed in the bottoms of the footings to varying depths.

Unless this office receives a letter from a competent soils testing agency regarding this 6" crushed stone mat, it will be necessary that before concrete is placed in these forms that all such foreign materials be removed and that the concrete be placed on "original undisturbed earth".

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m

318-356 Eastern Promenade

May 3, 1974

Union Mutual Insurance Company
Att: Nancy Sapiro
2211 Congress Street

cc to: First Charter Development
163 Highland Ave.,
Needham, Mass.

Dear Miss Sapiro:

Building permit to erect a temporary sign as per plans submitted with the application is being issued subject to Section 602.16.8 of the Zoning Ordinance which states: Development project signs shall be removed no later than six months after the completion of the project.

Very truly yours,

A. Allan Soule
Asst. Director Building & Inspection
Services

AAS:m

PERMIT ISSUED
WITH LETTER

PERMIT ISSUED
WITH LETTER

TO: MR. A. ALLAN SOULE
FROM: NANCY T. SAPIRO, PROMENADE EAST

RECEIVED
MAY 3 1974
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

PROMENADE
EAST

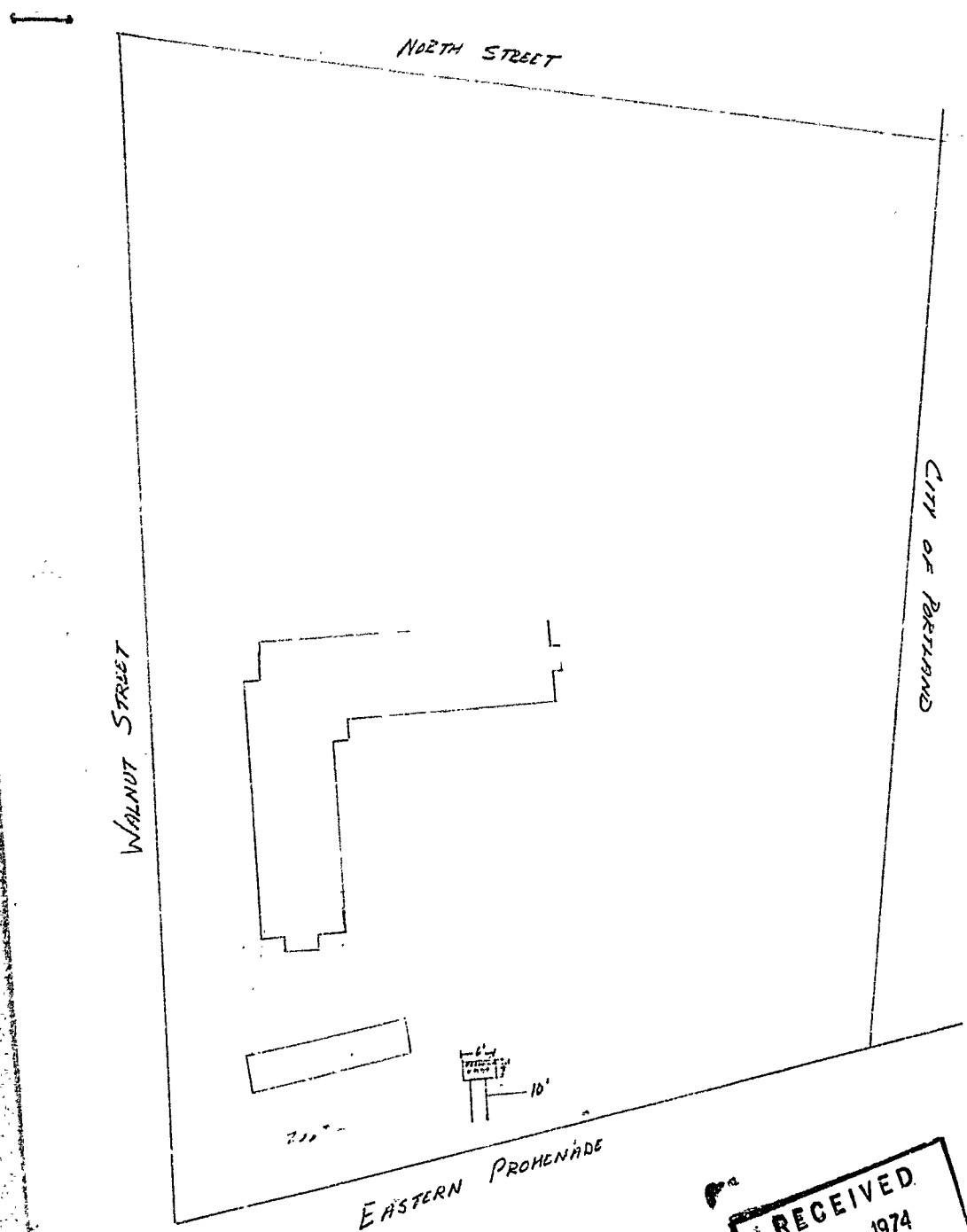
CONDOMINIUMS
FOR SALES INFORMATION CALL 775-4411 EXT 220

UNION MUTUAL LIFE INSURANCE CO.
FIRST CHARTER DEVELOPMENT CORP.
ARCHITECTS DESIGN GROUP

6'

WILL BE ERECTED ON 4'x4' POSTS, SET IN CONCRETE.
BOTTOM OF SIGN WILL BE TEN FEET FROM THE GROUND.
WILL BE 300" FROM WALNUT STREET, TEN FEET FROM
OUR PROPERTY LINE.

SCALE: 1"=1'



SIGN TO BE 6'x4' / 10' HIGH
FOR: PROMENADE EAST - CONDOMINIUMS
UNION MUTUAL LIFE INSURANCE CO.

RECEIVED
MAY 1 1974
DEPT. OF BEGG. INSP.
CITY OF PORTLAND



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

00375

MAY 3 1974

B.O.C.A. TYPE OF CONSTRUCTION

PORTLAND, MAINE, May 1, 1974

CITY of PORTLAND

ZONING LOCATION

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 218-356 Eastern Promenade Fire District #1 #2
 2211 Congress ST Telephone 775-4411
 Union Mutual Ins Co, Needham, Mass Telephone x220
- Owner's name and address
 - Lessee's name and address
 - Contractor's name and address First Charter Development, 163 Highland Ave Telephone
 - Architect Specifications Plans No. of sheets
- Proposed use of building 80 unit co minimum No. families

Last use No. families

Material mas No. stories Heat Style of roof Roofing

Other buildings on same lot Fee \$5.00

Estimated contractual cost \$

FIELD INSPECTOR—Mr. Nelson Cartwright
This application is for: @ 775-5451
Ext. 234

GENERAL DESCRIPTION

to erect a temporary sign per plan minimum
10' above grade. non-illuminated.

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.
Promenade East, 1 Canal Plaza

PERMIT IS TO BE ISSUED TO 1 2 3 4 Call when ready
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 plat: 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 Kind of heat fuel
- No. of chimneys Material of chimneys of lining Corner posts Sills
- Framing Lumber—Kind Dressed or full size? Size Max. on centers
- Size Girder Columns under girders 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?

MISCELLANEOUS

APPROVALS BY: DATE Will work require disturbing of any tree on a public street? ..
BUILDING INSPECTION—PLAN EXAMINER
ZONING: 5/3/74 - G.M. - Call
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed? yes

Signature of Applicant Nancy Sapiro Phone # 775-4411 EXT 220
Type Name of above Nancy Sapiro 1 2 3 4
Other
and Address

FIELD INSPECTOR'S COPY

Nelson

Permit No. 74/375

Location 318-356 E Promenade

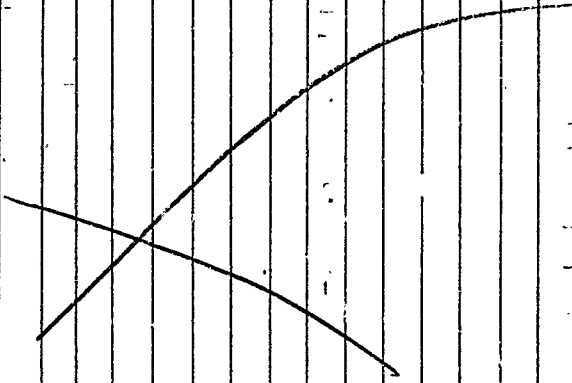
Owner Alma Mutual

Date of permit 5/3/74

Approved _____

NOTES

Temp Sign



April 30, 1974

Mr. Louis A. Wood, Atty.
One Canal Plaza
Portland, Maine

RE: Eastern Promenade
Condominiums

Dear Lou:

As an update on the status of the 150 unit condominium development being constructed by the First Charter Development Corporation and Unionmutual, the following are germane:

- (1) The Portland Planning Board has given the site plan its full approval. All site plan details have been reviewed and approved by City staff.
- (2) The Planning Board has also given the development final subdivision approval.
- (3) All variances from the zoning ordinance necessary to complete the proposed development have been granted by the Board of Appeals.
- (4) A building permit has been issued for the proposed development after review and approval by all pertinent City departments.

Please contact me if there are additional questions.

Sincerely,

Brian Nickerson
Planning Department

cc: Donald E. Megathlin, Jr.
Planning Director
Building Inspection Dept.

BN/jk

CITY OF PORTLAND, MAINE
MEMORANDUM

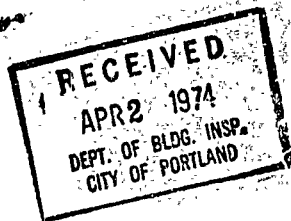
TO: R. Lovell Brown, Director of Building & Inspection Services
FROM: Donald E. Megathlin, Jr., Planning Director
SUBJECT: Subdivision Approval for Eastern Promenade Condominiums

DATE:
April 2, 1974

On April 2nd, 1974 the Planning Board approved the Subdivision Plat for Eastern Promenade Condominiums by a vote of three to nothing. The plat is dated 3/28/1974.

Don
Donald E. Megathlin, Jr.

DEM/1



21 March 1974

C. A. Crowley Engineering Inc.
11 West Gate Drive
Brockton, Massachusetts 02401
Attention: Mr. James A. Stover

Dear Sir:

Concerning your electrical drawings and specifications on the Eastern Promenade Condominiums. Everything concerning the internal alarm system meets with our satisfaction and approval, except for the reference made as to the tying in of the alarm system to a master box which would be connected to the municipal alarm system. This would not be allowed.

On the Phase II set of plans submitted to the Building Inspection Department, the standpipe system shown does not include the two end stairwells. It is a requirement that a 2½" hose connection be furnished in all stairwells or smoke towers at every level. With the 1½" hose and cabinets in the hallways or common corridors, we would also suggest that a spare unit of simplex type 4262-4 be made available to have as a spare.

If any further information is required, please contact this office at your earliest convenience.

Please address all replies to Chief Joseph B. Cremo, Portland Fire Department,
380 Congress Street, Portland, Maine 04111.

Very truly yours,

Herbert P. Miller, Captain
Fire Prevention Bureau

RPM/tf