

02-0102

# All Purpose Building Permit Application

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

Location/Address of Construction: <u>83, 85, 87, 89 Debuare Court (Bldg H)</u>		
Total Square Footage of Proposed Structure <u>6,000 SF</u>	Square Footage of Lot <u>26 Acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>343</u> Block# <u>2</u> Lot# <u>04</u>	Owner: <u>AIC Development</u> <u>258 Black point Rd</u> <u>Scarborough Me 04074</u>	Telephone: <u>883-1992</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Same as Owner</u>	Cost Of Work: \$ <u>400,000</u> Fee: \$ <u>2023</u>
Current use: <u>Vacant Approved land</u> <u>Auto. Cad</u>		
If the location is currently vacant, what was prior use: <u>Farm &amp; woods</u> <u>on file</u>		
Approximately how long has it been vacant: _____		
Proposed use: <u>4 unit Building</u>		
Project description: <u>62 unit Condo project</u> <u>1998-0147</u>		
Contractor's name, address & telephone: <u>Cham Barber Construction</u> <u>+</u>		
Who should we contact when the permit is ready: <u>Felicia Cavett</u> <u>883-1992</u>		
Mailing address: <u>258 Black point Rd</u> <u>Scarborough Me 04074</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. <b>PHONE:</b>		

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

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

Signature of applicant: <u>Elliott Chambaron</u>	Date: <u>1-25-02</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall**

*Plans e-mailed 1/31/02*

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

Permit No: 02-0102	Issue Date: FEB 22 2002	CBL: 343 C014001
Owner Name: Alc Development Corp	Owner Address: 258 Blackpoint Rd	Phone: 207-883-1992
Contractor Name: ALC Development	Contractor Address: 258 Black Point Road Scarborough	Phone: 2078831992
Permit Type: Multi Family	Zone: R-3 Prim Primary Z	
Permit Fee: \$2,823.00	Cost of Work: \$400,000.00	CEO District: 0
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B 2/21/02	
Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Location of Construction: 83 Delaware Ct 83-89	Owner Name: Alc Development Corp
Business Name:	Contractor Name: ALC Development
Lessee/Buyer's Name	Phone:
Past Use: vacant land Site Plan 1998-0147	Proposed Use: 4 unit condo building "Building H"
Proposed Project Description: 4 unit condo	

Permit Taken By: gg	Date Applied For: 01/31/2002	<b>Zoning Approval</b>		
1. This permit application does not 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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan originally #1999016 Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>[Signature]</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:	

**CERTIFICATION**

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

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

Application ID Number: 2-0102

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 83 - 89 Delaware Ct. - Bldg "H"

Approval Date: 02/06/2002

Issue Date: 02/01/2002

Copy to Public File By: Marge Schmuckal Date: 06/20/2002

Additional Comments: All previous conditions are still in force.

Create Date: 02/01/2002 By: gg Update Date: 02/06/2002 By: mes

Facility ID Number: 2-0102

Department: Building

Approved with Conditions

Mike Nugent

Comments: [Redacted]

02/21/2002

02/07/2002



Mike Nugent

02/21/2002

Current Garage header design must be approved by a design professional or redesigned by same prior to framing

Sprinklers must be approved prior to installation.

Create Date: 02/01/2002

by: gg

02/21/2002

by: mjn

Applicant: ALC Dev. Corp. Date: 2/6/02

Address: 83-89 Delaware Ct. Bldg # " " C-B-L: 343-C-014  
Washington Crossing

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3 Primary Zone PRUD

R-5 - 66 front 100' back to R-3  
Interior or corner lot -

Proposed Use/Work - Construct Bldg # " " - 4 units

Sewage Disposal - City

Lot Street Frontage - 50' - OK

Front Yard - ① Min. Distance between detached PRUD units:

16 ft min allowed - 16' + show

Rear Yard -  
Side Yard - ② Attached units: min. building setback from external subdivision property line → 35' req - 35' + show

Projections -  
Width of Lot ③ recreation open spaces shall be 25' from any structure

Height - 35' MAX - 23.5' show

Lot Area - 6,500 sq ft per unit of -

Lot Coverage/Impervious Surface -

Area per Family -

Off-street Parking - 2 car + 1 extra for every six units (shows 2 for each unit garage and in drive? Park on side of 8 10 extra show)

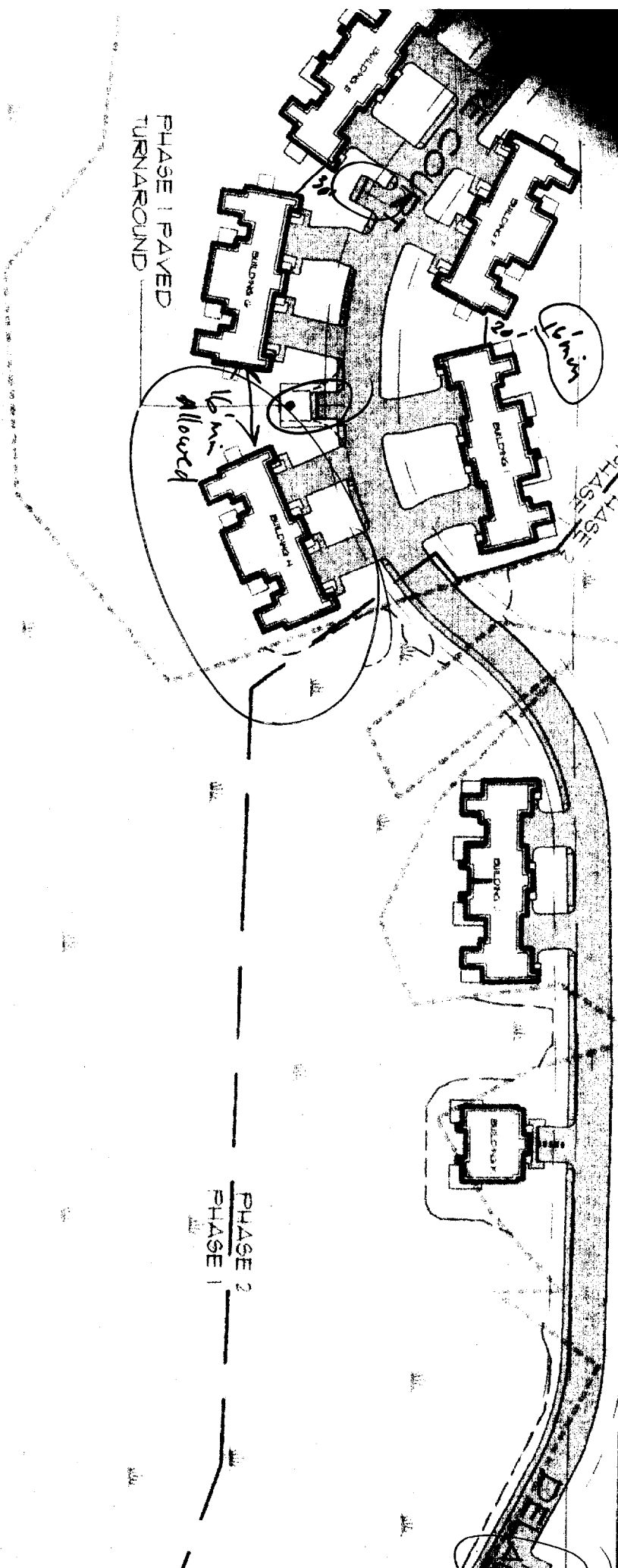
Loading Bays - N/A

Site Plan - originally approved with #1999016

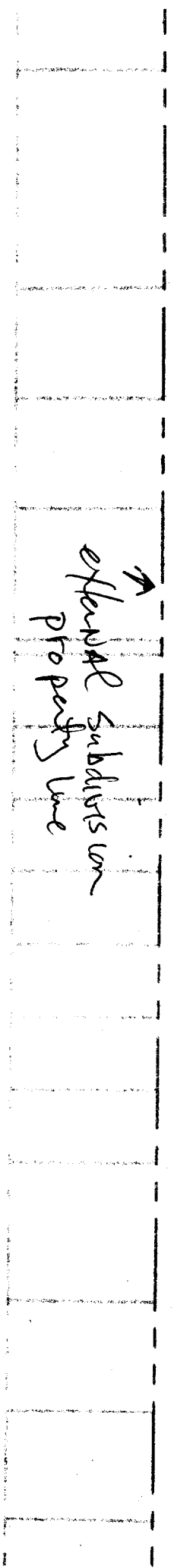
Shoreland Zoning/Stream Protection - N/A

Flood Plains - mostly Panel 7, some of Panel 2 - Zone X

→ Patios may only be constructed of "ground materials" i.e. stone blocks  
Not of structural materials such as wood



PENNELL AVE.





# CITY OF PORTLAND MAINE

389 Congress St., Rm 315  
Portland, ME 04101  
Tel. - 207-874-8704  
Fax - 207-874-8716

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

**FROM DESIGNER:** Gawron Architects  
29 Black Point Rd, Scarborough, Maine 04074

**DATE:** January 29, 2002

**Job Name:** Washington Crossing Condominiums

**Address of Construction:** 83, 85, 87, 89 Delaware Court

### THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

Construction project was designed according to the building code criteria listed below:

Building Code and Year 1999 BOCA Use Group Classification(s) R-3  
Type of Construction 5B Bldg. Height 28'-0" Bldg. Sq. Footage 3,200 sf - 2 fl  
7,400 sf - 1 fl  
Seismic Zone AV=0.110 Group Class 1  
Roof Snow Load Per Sq. Ft. sloped 42 Dead Load Per Sq. Ft. 15 psf  
Basic Wind Speed (mph) 85 psf Effective Velocity Pressure Per Sq. Ft. 18.5 psf  
Floor Live Load Per Sq. Ft. Assembly 50 psf

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

Is structure being considered unlimited area building: Yes      No X

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

List Occupant loading for each room or space, designed into this Project.  
Per unit: assembly 15 sf/person.

PSH 6/07/2K

(Designers Stamp & Sign)

