

**PERMIT ISSUED****City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-0103- <del>02</del>	Issue Date: 2 2 2002	CBL: 343 C014001
--------------------------------------	-------------------------	---------------------

Location of Construction: Delaware Ct 80-88	Owner Name: Alc Development Corp	Owner Address: 258 Blackpoint Rd	Phone: 207-883-1992
Business Name: n/a	Contractor Name: Chamberlain Construction	Contractor Address: 258 Black Point Road Scarborough	Phone: 2078831992
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Multi Family	Zone: R-3 PR

Past Use: Vacant Land	Proposed Use: 4 Unit Building / Site Plan # <del>1999-016</del> # 1999-016	Permit Fee: \$2,823.00	Cost of Work: \$400,000.00	CEO District: 2	Primary
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B 2/21/02		

Proposed Project Description: Build 4 Unit Building	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 7:2 zone X <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 1999-016 Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:  2/6/02	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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
---	------	-------

# 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>80, 82, 84, 88 Delaware Court (Bldg I)</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>C</u> Lot# <u>014</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>409,000.00</u> Fee: \$ <u>2013-</u>
Current use: <u>Vacant Approved Land</u> <u>auto ced</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>		
Contractor's name, address & telephone: <u>Chamberlain Construction</u>		
Who should we contact when the permit is ready: <u>Felicia Gault</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>E. M. Chamberlain</u>	Date: <u>1-25-02</u>
--	----------------------

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

Applicant: ALC Dev. Corp

Date: 2/6/02

Address: 80-88 Delaware Ct Bldg "I"  
Washington Crossing  
C-B-L: 343-C-014

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3 <sup>primary zone</sup> PRUD (note R-5 off frontage per R-3)

Interior or corner lot -

Proposed Use/Work - Bldg "I" - 4 Attached units

Sewage Disposal - City

Lot Street Frontage - 50' min - ok

check → Front Yard - ① min. Distance between detached PRUD units

Rear Yard - 16 ft min - Shows 16 ft.

Side Yard - ② 4 Attached D.U.; min. bldg setback from external subdivision property lines - 35' min - 35' + shown

Projections -

Width of Lot ③ Recreation open spaces shall be 25' from any

Height - 35' MAX - 23.5' shown Structure 25' + shown

Lot Area - 6,500<sup>sq</sup> feet - ok

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - 2 per unit plus 1 extra for every 6 units - ok

Loading Bays - NA

Site Plan - WAS originally approved under #1999016

Shoreland Zoning/ Stream Protection - NA

Flood Plains - mostly panel 7 - some of panel 2 - flood zone

→ patios may only be constructed of "ground materials" (i.e. patio blocks)  
not of structural materials such as wood

Application ID Number: 2-0103

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 80 - 88 Delaware Ct - bldg "I"

Approval Date: 02/06/2002

Given On Date: 02/04/2002

☒ OK to Issue Permit

Name: Marge Schmuckal

Date: 02/06/2002

Date 2:

Conditions Section:

All previous conditions and requirements are still in force.

Create Date: 02/01/2002

By: gg

Update Date:

02/06/2002

By: mes

Application ID Number: 2-0103

Department: Building

Status: Approved with Conditions

Reviewer: Mike Nugent

Comments:

[Redacted Comment Box]

Approval Date: 02/21/2002

Cancel Date: 02/07/2002



Approved by:

Signature: Mike Nugent

Date: 02/21/2002

By:

Prior to framing, the garage opening headers must be approved by a design professional or redesigned to comply with code standards

Sprinkler plans must be approved prior to commencement of installation

Create Date: 02/01/2002

By: gg

Update Date: 02/21/2002

By: mjn

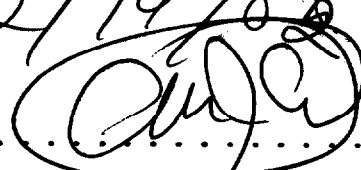
FMC CADD  
ENGINEERING RESOURCE CENTER  
75 BISHOP STREET, SUITE 3  
PORTLAND, ME 04103  
(207)878-8511 FAX (207)878851

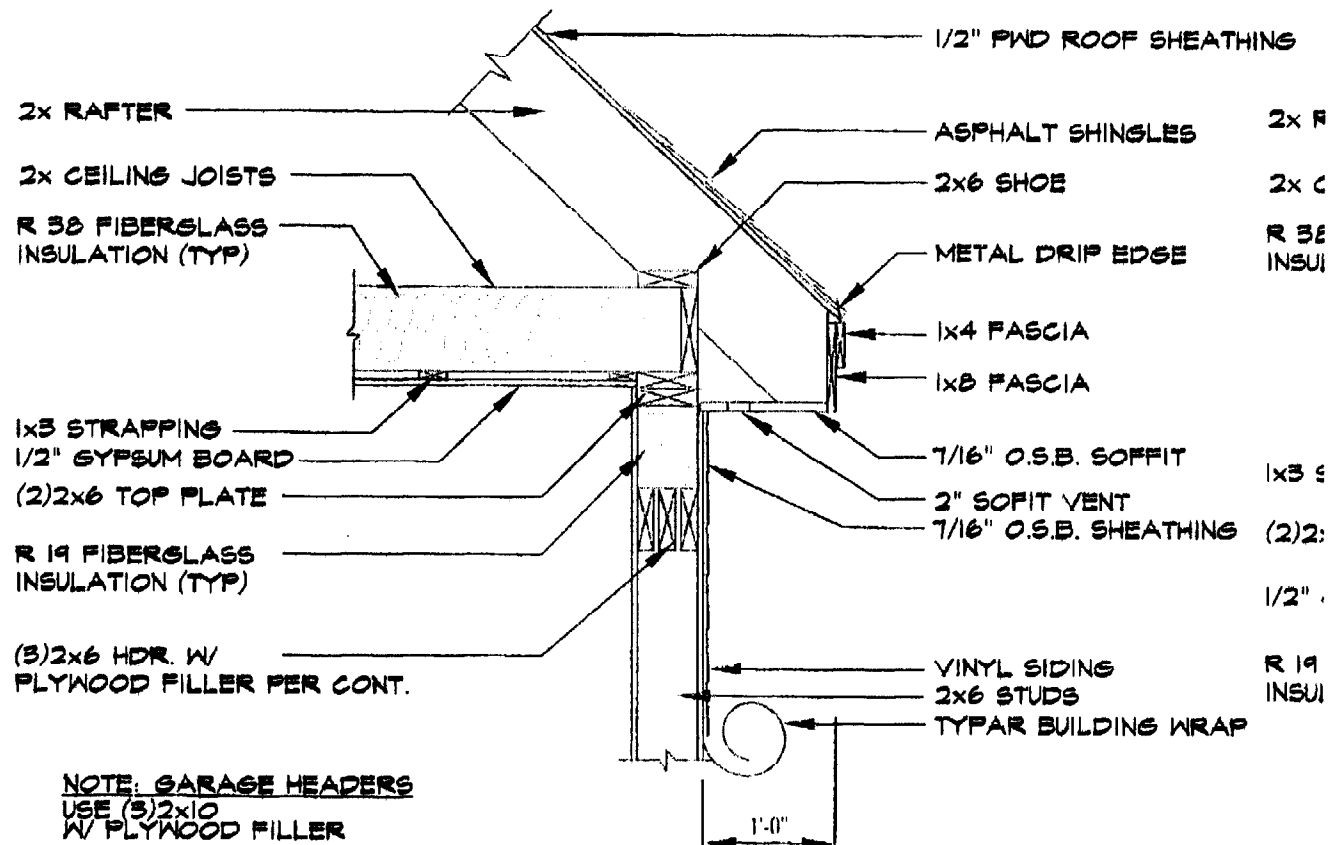
## facsimile transmittal

To: MIKE NUGENT Fax: 874-8716  
From: JASON @ F.M.C. Date: 02/15/02  
Re: FOR REVIEW Pages: PAGES TOTAL  
CC: [Click here and type name]  
☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

### Notes:

HERE ARE THE CORRECTIONS THAT YOU HAD ASKED FOR. IF YOU HAVE  
ANYMORE QUESTION OR CONCERNS FEEL FREE TO CALL 878-8511. THANK YOU  
JASON ROY

DESIGNER  
NOTIFIED  
GARAGE HEADERS  
DON'T MAKE IT  
2/19/02  




SOFFIT DETAIL 12" OVER HANG

SCALE: 3/4"=1'-0"

NOTE:

SUBSTITUTE JOIST AND RAFTER SIZES WITH PLAN CALL-OUT.

