

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-0404	Issue Date: MAY 22 2002	CBL: 343 C014001
-----------------------	----------------------------	---------------------

Location of Construction: 127-129 Delaware Ct	Owner Name: Alc Development Corp	Owner Address: 258 Blackpoint Rd	Phone: 207-883-1992
Business Name:	Contractor Name: ALC Development	Contractor Address: 258 Black Point Road Scarborough	Phone: 2078831992
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	Zone: R-3 PRU

Past Use: vacant land	Proposed Use: 3,000 s.f. Duplex, no decks	Permit Fee: \$1,573.00	Cost of Work: \$200,000.00	CEO District: 0
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB BOCA 1999	

Proposed Project Description: 3,000 s.f. Duplex, no decks "Building K"	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:

Permit Taken By: jodinea	Date Applied For: 04/25/2002	Zoning Approval
-----------------------------	---------------------------------	-----------------

- This permit application does not 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..

Special Zone or Reviews <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>not a flood zone</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>as shown under # 1499016</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>OK with conditions 4/30/02</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

Went over following - safety glazing ref. in stairways,
scuttle access, smoke det., guardrails, egress
windows.

7/3/02 Foundation inspection. This is a PRUD Development.
Checked all setbacks. OK. to proceed for

10-11-02 Checked framing, plumbing &
electrical OK to
Close in masonry

1-3-02 - Elec preaters not in - Panel not
#129 finished - some Elec coverplates not
only on yet - otherwise ok for CO
Elec not finished in all areas
Fire Dept not ok yet - (10)

1/8/02 - OK for CO - Tan

Application ID Number: 2-0404

Delete Review

Save

Close

Department: Zoning

Status Pending

Reviewer Marge Schmuckal

Comments: 127-129 Delaware Ct. - Washington Crossing - Bldg "k"

Approval Date 04/30/2002

Given On Date 04/29/2002

☒ OK to Issue Permit

Name Marge Schmuckal

Date 04/30/2002

Date 2

Conditions Section:

Add New Condition
From Default List

Add New Condition

Delete Condition

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for future decks, sheds, pools, and/or garages.

NO DECKS ARE SHOWN ON PLAN & NONE ARE APPROVED WITH THIS PERMIT. Patios may only be constructed of "ground materials", i.e. Patio blocks, not of structural materials such as wood. SEPARATE PERMITS AND APPROVALS ARE REQUIRED FOR ANY FUTURE DECKS PRIOR TO THEIR CONSTRUCTION.

Create Date: 04/29/2002 By jodinea

Update Date: 04/30/2002 By mes

Application ID Number: 19980147

Delete

Save

Close

Department: Fire

Status: Approved with Conditions

Reviewer Lt. Mc Dougall

Comments:

Approval Date 10/27/1998

Given On Date

☒ OK to Issue Permit

Name Lt. Mc Dougall

Date 10/27/1998

Date 2

Conditions Section:

Add New
Condition From

Add New Condition

Delete Condition

Applicant must show hydrant within 800' path of travel.

Create Date: 01/31/2001

By

Update Date:

By

Application ID Number: 2-0404

Delete

Save

Close

Department: Fire

Status: Approved with Conditions

Reviewer Lt. McDougall

Comments:

Approval Date 04/30/2002

Given On Date 04/30/2002

☒ OK to Issue Permit

Name Lt. McDougall

Date 04/30/2002

Date 2

Conditions Section:

Add New
Condition From

Add New Condition

Delete Condition

the sprinkler system shall be installed in accordance with NFPA standards

Create Date: 04/30/2002 By mes

Update Date: 04/30/2002 By jodinea

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 020404

PERMIT ISSUED

MAY 22 2002

CITY OF PORTLAND

This is to certify that Alc Development Corp/ALC Development

has permission to 3,000 s.f. Duplex, no decks

AT 127-129 Delaware Ct

CITY 343 C014001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is latched or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. *[Signature]*

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

02-0404

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.

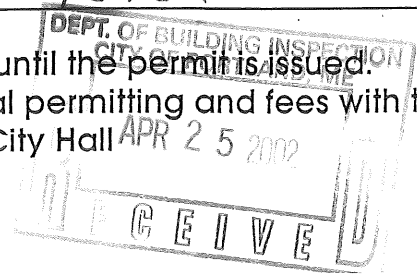
Location/Address of Construction: <u>Bldg K Washington Crossing / Delaware Court</u>		
Total Square Footage of Proposed Structure <u>3500 SF</u>	Square Footage of Lot <u>26 Acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>343</u> Block# <u>C</u> Lot# <u>014</u>	Owner: <u>AIC Development</u> <u>258 Black Pt Rd</u> <u>Scarborough Me 04074</u>	Telephone: <u>883 1992</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Same as owner</u>	Cost Of Work: \$ <u>200,000</u> Fee: \$ <u>1,423</u>
Current use: <u>Raw land</u>		
If the location is currently vacant, what was prior use: <u>Raw land</u> <u>e-mailed plans to msn</u>		
Approximately how long has it been vacant: <u>Dont Know</u>		
Proposed use: <u>2 unit Condo / part of 62 unit project</u>		
Project description: <u>1,500 sq ft unit</u> <u>COFO BOTH UNITS pd</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>office 883-1992</u>		
Mailing address: <u>258 Black Pt 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. PHONE:		

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 Chamberlain</u>	Date: <u>4-24-02</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 4th floor of City Hall



Applicant: ALC Dev.

Date: 4/30/08

Address: 127 & 129 Delaware Ct. C-B-L: 343-C-14
(Bldg "K") Washington Cross

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3 (Primary zone) PRUD

Interior or corner lot - (R-5) off frontage

Proposed Use/Work - construct Duplex

Sevage Disposal - City

Lot Street Frontage -

Front Yard - ① Min Distance between detached PRUD units
16' min - 20' + shown

Rear Yard - ② 2 Attached units, minimum building setback from
Side Yard - External property lines - 35' req - 50' + shown

Projections - ③ recreation open space shall be 25' from any
structures - well over 50' shown

Width of Lot -

Height - 35' req - 23.5' shown

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - 20 unit plus extra for each units - ✓

Loading Bays - N/A

Site Plan - was originally approved
under #1999016

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - mostly Panel 1 } Zone X
Some of Panel 2 }

Patio's may only be constructed of "ground materials" i.e. patio blocks
Not of structural materials such as wood.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

_____ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before **any** site work begins on any project other than single family additions or alterations.

_____ **Footing/Building Location Inspection:** Prior to pouring concrete

_____ **Re-Bar Schedule Inspection:** Prior to pouring concrete

_____ **Foundation Inspection:** Prior to placing ANY backfill

_____ **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

_____ **Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

_____ **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

_____ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Signature of applicant/designee

Date

Signature of Inspections Official

Date

CBL: _____ Building Permit #: _____