

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

Permit No: 01-0837	Issue Date: AUG 14 2002	CBL: 343 C014001
--------------------	-------------------------	------------------

Location of Construction: 169-171-173-175 Delaware Ct	Owner Name: Alc Development Corp	Owner Address: 258 Blackpoint Rd	Phone: 282-7377
Business Name:	Contractor Name: Chamberlain Construction	Contractor Address: 258 Black Point Road Scarborough	Phone: 2078831992
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	Zone: R-3 PRU

Past Use: Vacant Lot	Proposed Use: Vacant Lot	Permit Fee: \$2,823.00	Cost of Work: \$400,000.00	CEO District: 0	Zone: Primary Zone
-------------------------	-----------------------------	---------------------------	-------------------------------	--------------------	-----------------------

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B BOCA 99
-----------------------------------------------------------------------------------------	---------------------------------------------------

Proposed Project Description: **Building "P"**
 Construct a New Four Unit Condo Building in a 62 Unit Condo Project.

Signature: *[Signature]* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 07/25/2002	Zoning Approval	
-------------------------	---------------------------------	------------------------	--

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 type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved	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: <i>OK with conditions</i> <i>8/1/02</i>	Date: _____	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 _____

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 020837

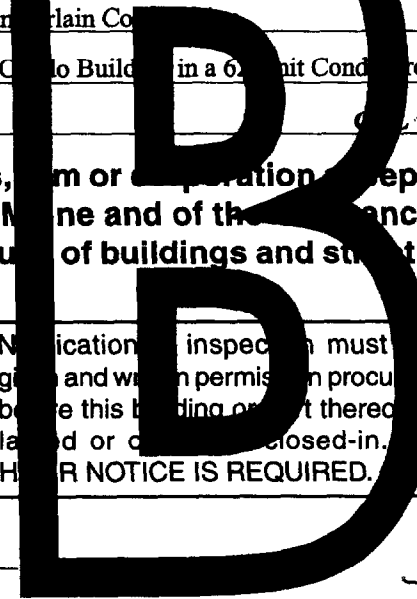
Please Read Application And Notes, If Any, Attached

This is to certify that Alc Development Corp/Charlaine Co

has permission to Construct a New Four Unit Condo Building in a 6 Unit Condo Project.

AT 0 Delaware Ct 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 occupied or closed-in. HEAVY 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

2-0837

Building

Approved

Tammy Munson



08/13/2002

08/09/2002



Tammy Munson

08/13/2002



07/30/2002

gad

08/13/2002

tmm

Application ID Number: 2-0837

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 169-175 Delaware Ct. - building "P"

Approval Date: 08/01/2002

Issue Date: 07/30/2002

Approved Permit Name: Marge Schmuckal Date: 08/01/2002

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.

Create Date: 07/30/2002 By: gad Update Date: 08/01/2002 By: mes

Applicant: Elliott Chamberland Date: 8/1/02

Address: 169-171-173-175 Delaware Ct C-B-L: 343-C-14
Bldg "P" CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3 Primary zone PRUD (R-5 PRUD 100' back from front to R-3 PRUD)

Interior or corner lot -

Proposed Use/Work - Construct 4 D.U. Condo building - Bldg "P"

Sewage Disposal - City

Lot Street Frontage - ① min distance between detached PRUD

Front Yard - units - 16' min \approx 40' scaled

Rear Yard - ② Attached units:
min. bldg setback from external property lines

Side Yard - (i.e. subdivision lines of PRUD - 35' req - \approx 150' scaled)

Projections - ③ recreation open spaces shall be 25' from any structure - well for a way (over 100')

Width of Lot -

Height - 35' max - \approx 23.5' shown

Lot Area - 6,500 ϕ

Lot Coverage/ Impervious Surface -

Area per Family - 20 units plus 1 extra for every six units
(1 for each garage? 1 indoor parking on 1 side of street - 10 extra shown)

Off-street Parking - \rightarrow

Loading Bays - N/A

Site Plan - originally approved

under # 1999016

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - mostly Panel 7 } flood zone
Some of Panel 2 }

02-0837

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.

Washington Crossing Condos

Location/Address of Construction: <i>Bldg P Delaware Ct 4 unit Bldg</i>		
Total Square Footage of Proposed Structure <i>6000 SF</i>	Square Footage of Lot <i>26 Acres</i>	
Tax Assessor's Chart, Block & Lot Chart# <i>343</i> Block# <i>C</i> Lot# <i>014</i>	Owner: <i>A/C Development 1022 Portland Rd Saco Me 04072</i>	Telephone: <i>282-7377</i>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <i>Same as owner</i>	Cost Of Work: \$ <i>400,000⁰⁰</i> Fee: \$ <i>2,823.00</i>
Current use: <i>open lot</i>	<i>4 units 300.00</i>	
If the location is currently vacant, what was prior use: <i>N/A</i>	<i>3,123.00</i>	
Approximately how long has it been vacant: <i>N/A</i>		
Proposed use: <i>4 unit Condo Building</i>		
Project description: <i>2 unit Condo project</i>		
Contractor's name, address & telephone: <i>Chamberlain Construction 1022 Portland Rd Saco Me 04072</i>		
Who should we contact when the permit is ready: <i>Felicia Couett 282-7377</i>		
Mailing address: <i>Same</i>		

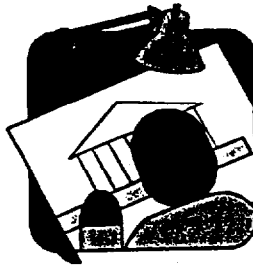
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. **PHONE:**

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: <i>Elmer Chamberlain</i>	Date: <i>6-27-02</i>
--------------------------------------------------	----------------------

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 *will email reduced plans to MN*



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 Road, Scarborough, Maine 04074

DATE: December 4, 2001

Job Name: Washington Crossing Condominiums

Address of Construction: Building P, 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 flr
7,400 sf - 1 flr

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 No Alarm System? Yes 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

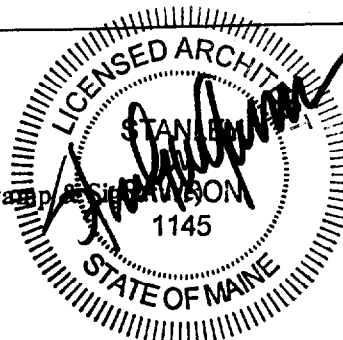
If mixed use, what subsection of 313 is being considered N/A

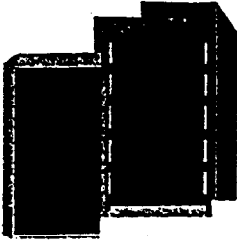
List Occupant loading for each room or space, designed into this Project.

Per unit: assembly 15 sf/person

PSH 6/07/2K

(Designers Stamp)





**CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101**

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

FROM: Gawron Architects

RE: Certificate of Design

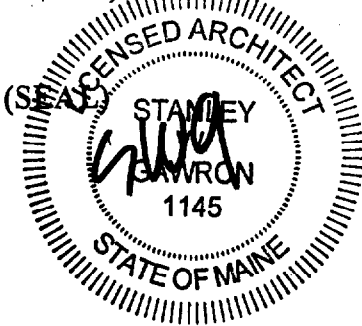
DATE: July 19, 2002

These plans and/or specifications covering construction work on:

Washington Crossing Condominiums

Building D Delaware Court

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature Stanley W. Gawron

Title PRESIDENT

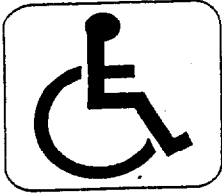
Firm Gawron Architects

Address 29 Black Point Road

Scarborough, ME

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



City of Portland, Maine

389 Congress St., Rm 315
Portland, ME 04101

ACCESSIBILITY CERTIFICATE

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

FROM: Gawron Architects

RE: Certificate of Design, HANDICAP ACCESSIBILITY

DATE: July 19, 2002

These plans and/or specifications covering construction work on:

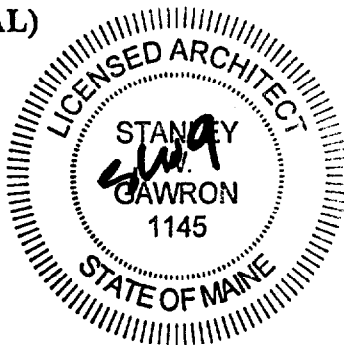
Washington Crossing Condominiums

Building P (4 units)

Delaware Court

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)



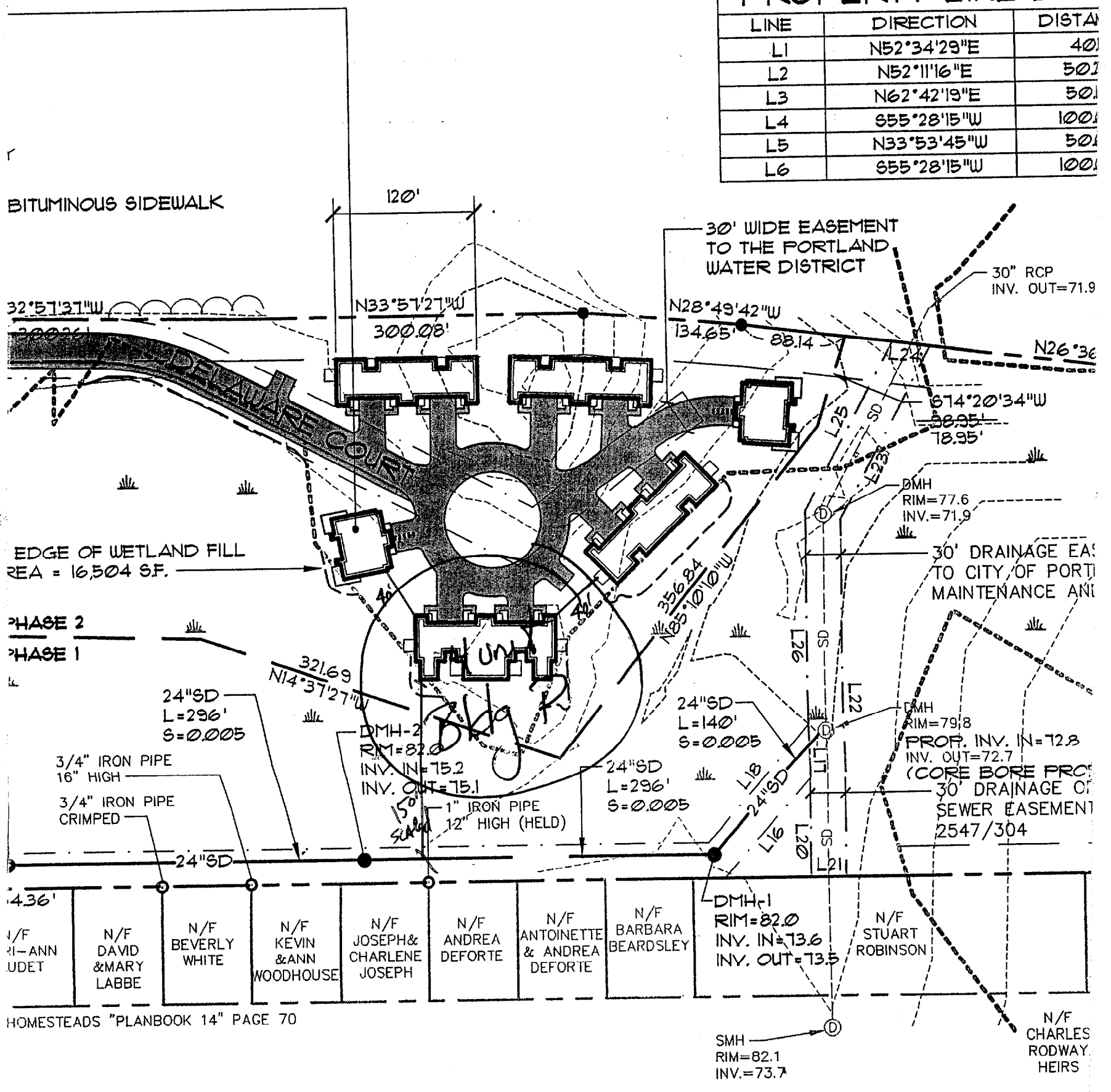
Signature Stanley W. Gawron

Title President

Firm Gawron Architects

Address 29 Black Point Road
Scarborough ME

PROPERTY LINE DATA		
LINE	DIRECTION	DISTANCE
L1	N52°34'29"E	40.00'
L2	N52°11'16"E	50.00'
L3	N62°42'19"E	50.00'
L4	S55°28'15"W	100.00'
L5	N33°53'45"W	50.00'
L6	S55°28'15"W	100.00'



PHASE 2
PHASE 1

N/F RI-ANN UDET	N/F DAVID & MARY LABBE	N/F BEVERLY WHITE	N/F KEVIN & ANN WOODHOUSE	N/F JOSEPH & CHARLENE JOSEPH	N/F ANDREA DEFORTE	N/F ANTOINETTE & ANDREA DEFORTE	N/F BARBARA BEARDSLEY	N/F STUART ROBINSON	N/F CHARLES RODWAY HEIRS
-----------------	------------------------	-------------------	---------------------------	------------------------------	--------------------	---------------------------------	-----------------------	---------------------	--------------------------

HOMESTEADS "PLANBOOK 14" PAGE 70

NOTE:
PHASES I AND II OF THIS SUBDIVISION PROJECT, HAVE BEEN APPROVED AS SECTIONAL RECORDINGS PURSUANT TO PORTLAND CITY CODE SECTION 12.05. THE FILING OF THE MASTER PLAN AND THE PHASE I RECORDING PLAT IN THE COUNTY REGISTER OF DEEDS, PHASE I SHALL BE CONSTRUCTED AS THE INITIAL PHASE AND PHASE II SHALL NOT BE CONSTRUCTED UNLESS AND UNTIL THE PHASE II RECORDING PLAT IS FILED IN THE COUNTY REGISTER OF DEEDS PURSUANT TO PORTLAND CITY CODE SECTION 12.05.



EASEMENT LINE DATA		
LINE	DIRECTION	DISTANCE
L7	N32°20'27"W	30.26'
L8	S50°04'28"W	189.29'
L9	S33°49'28"W	283.51'
L10	S55°28'15"W	138.53'
L11	S33°53'45"E	30.00'
L12	S55°28'15"W	44.26'
L13	S33°49'28"W	284.97'
L14	S50°04'28"W	181.01'
L15	S33°53'45"E	1497.84'
L16	N82°51'47"W	111.06'
L17	S55°59'37"W	45.60'
L18	N82°51'47"W	131.73'
L19	S33°53'45"E	1484.51'
L20	S55°59'37"W	83.77'
L21	S33°53'45"E	30.00'
L22	S55°59'37"W	302.67'

20' MUST

ING
ADWAY

AS
LANNING
NY