

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 021256

This is to certify that Alc Development Corp/ALC Development
has permission to New two unit 60' x 53' cond including car garage for each unit and 2 8' x 16' decks.
AT 189-191 Delaware Ct Building N 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
given and written permission procured
before this building or part thereof
landed or closed-in.
HOURS NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Al J. Auger 12/18/02
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-1256	Issue Date:	CBL: 343 C014001
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Location of Construction: 189-191 Delaware Ct Building N	Owner Name: Alc Development Corp	Owner Address: 1022 Portland Rd	Phone: 207-282-7377
Business Name: n/a	Contractor Name: ALC Development	Contractor Address: 1022 Portland Road Saco	Phone: 2072827377
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Duplex	Zone: R-3 RENT
Past Use: Open Lot AUTO CAD E-MAILED TO MJN 189-191	Proposed Use: 62 condo unit / Building "N" New two unit condo 60' x 53' including 1 car garage for each unit and two 8' x 16' decks.	Permit Fee: \$1,573.00	Cost of Work: \$200,000.00
Proposed Project Description: New two unit 60' x 53' condo including 1 car garage for each unit and 2 8' x 16' decks.		CE0 District: 1	
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: JB 12/18/02 Signature: [Signature] 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: 11/06/2002	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 checked="" type="checkbox"/> Site Plan Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: 11/12/02	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: 11/12/02	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: [Signature]
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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.

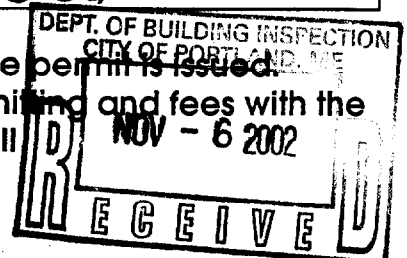
Location/Address of Construction: <u>Bldg W Delaware Co. Unit</u>		
Total Square Footage of Proposed Structure <u>3000 SF</u>	Square Footage of Lot <u>26 acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>343</u> Block# <u>C</u> Lot# <u>014</u>	Owner: <u>ARC Development</u> <u>1022 Portland Rd</u> <u>Saco, ME 04072</u>	Telephone: <u>282-9377</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: <u>\$200,000.</u> Fee: <u>\$ 5149</u> Fee <u>1222.00</u> <u>26010</u> <u>1500.00</u> <u>Total \$1573.00</u>
Current use: <u>open lot</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>62 units Cond Project</u> <u>2 decks each @ 8'x16</u> Project description: <u>60'x53' SF 2 unit cond including 1 car garage for each</u>		
Contractor's name, address & telephone: <u>unio</u>		
Who should we contact when the permit is ready: <u>Same as above</u>		
Mailing address: <u>Emailed site & Bldg Plan TO MN on 11/1/02</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>Edward Chamberlain</u>	Date: <u>11-6-02</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 4th floor of City Hall



City of Portland, Maine - Building or Use Permit

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

Permit No: 02-1256	Date Applied For: 11/06/2002	CBL: 343 C014001
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 11/12/2002
Note: 189-192 Delaware Ct. - Bldg "N"			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits shall be required for future decks, sheds, pools, and/or garages.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			

Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 12/18/2002
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) 1) Crawl space must have code compliant ventilation			
2) Fire door in garage must be a 45 min. door			
3) Each Unit must have attic access			

Comments:
12/17/2002-mjn: nem memo faxed on 12/17
11/26/2002-mjn: See memo in file, need info

Application ID Number: 2-1256

Department: Zoning

Status: Approved with Conditions

Reviewer:

Marge Schmuckal

Address: 189-192 Delaware Ct. - Bldg "N"

Application Date: 11/12/2002

Review Date: 11/07/2002

☒ CDD to Home Security

Review:

Marge Schmuckal

Date:

11/12/2002

Page 2

Conditions Section:

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.

Issue Date: 11/06/2002

By: gg

Update Date:

11/12/2002

By: mes

CHAMBERLAIN CONSTRUCTION
1022 PORTLAND RD.
SACO, ME 04072
207-282-7377-PHONE
207-282-6568-FAX

FACSIMILE COVER SHEET

DATE: 12-5-02

TO: Mike Nugent

FROM: Elliott Chamberlain

OF PAGES INCLUDING COVER 4

NOTES:

Please let me know if you have
any other questions

Applicant:

ALC Dev.

Date:

11/12/02

Address:

191 & 192 Delaware Ct - Bldg "N" C-B-L: 343-C-14

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location -

R-3 PRUD

Interior or corner lot -

Proposed Use/Work -

construct 2 unit Bldg "N"

Sewage Disposal -

City

Lot Street Frontage -

50' → 20'

Front Yard -

① - Min Distance between detached PRUD units

Rear Yard -

16' min - 30' scaled

Side Yard -

② Attached units: minimum setback to ~~external~~ property lines - project setback 35' min - 35' shown

Projections -

Width of Lot -

Height -

935' max
Lot Area -

③ Recreation open spaces shall be 25' from any structure - well away from "N"

Lot Coverage/ Impervious Surface -

Area per Family - 6,500

Off-street Parking -

see original site plan - All parking shown

Loading Bays -

N/A

Site Plan -

originally approved on # 1999-016

Shoreland Zoning/ Stream Protection -

N/A

Flood Plains -

mostly
Panel 7
some of 2

} flood zone

389 Congress St.Rm 315
Portland, ME 04101
Phone: (207)874-8700
Fax: (207)874-8716

facsimile transmittal

To: Elliot Chamberlain

From: Mike Nugent

Fax: 282-~~8568~~ 6568

Date: December 17, 2002

Phone: 282-7377

Pages: 1

Re: Building "N" Delaware Ct.

☐ Urgent

☐ For Review

☐ Please Comment

☒ Please Reply

☐ Please Recycle

My apologies for just getting back to you now, it's been very busy. I had a couple of questions left over that were not addressed on your response:

- 1) ~~The size and location of the of the crawl space vents.~~
- 2) ~~the Fire door from the garage must be a 45 min door , because there's living space above.~~
- 3) ~~Attic access is required based on the height on the attic space.~~
- 4) ~~your're answer to #8 was N/A?? I don't get it!~~
- 5) ~~Please provide a schedule of the fasteners (nails) used in the structural member and sheathing and roofing.~~

Thanks

CHAMBERLAIN

Construction
CUSTOM BUILT HOMES

- 1) Footings To be 10" Thick
- 2) Basement windows as grade allows and or air vents through the 2x10 Box Sill
- 3) Spacing is 6' To 7' on Anchor bolts
- 4) 20 min. Fire Rated Steel braced door with Spring hinges — MUST BE A 45 MIN. Door
- 5) we have look at this in the previous units and is not needed in that area
- 6) we are now putting in Scuttle holes, size per code in all units
- 7) Treads + risers outside will meet with city code on Riser ht. and Tread width

CHAMBERLAIN

CHAMBERLAIN
Construction
CUSTOM BUILT HOMES

8) N/A

9) Please explain further

CHAMBERLAIN

Delete	Schedule	Add	End	Images	Print Permit	Print C of O	Print Insp
Print	Tex#3	36364			Const Type	New	Num1
Permit Nbr	02-1256	Location of Construction	189-19	Delaware Ct Building N	Appl. Date		
Status	Hold	Permit Type	Duplex		Issue Date		
CBL	343 C014001	Territory Nbr	1	Estimated Cost	\$200,000.00	Date Closed	
Comment Date	11/26/2002	Comment	See memo in file, need info				
Name	mjn	Follow Up Date		Completed			
		Add	Delet	Save			

CreatedBy: gg CreatedDate: 11/06/2002 ModBy: mjn ModDate: 11/26/2002

169 Congress St. Rm 315
Portland, ME 04101
Phone: (207)874-8700
Fax: (207)874-8716

To: Elliot Chamberlain From: Mike Nugent
Fax: 282-3568 Date: November 26, 2002
Phone: 282-7377 Pages: 1
Re: Building "N" Delaware Ct.
☐ Urgent ☐ For Review ☐ Please Comment ☒ Please Reply ☐ Please Recycle

I have completed the review and have the following questions/comments?

- 1) The thickness of the footings appears to scale at less than 8" (detail 1/A2)
- 2) Crawl space ventilation is not shown.
- 3) What is the spacing of the anchor bolts?
- 4) What type of door is being used from the garage living space.
- 5) Safety Glazing for the windows in the interior stairways may be required (need more detail)
- 6) Attic Access is not shown.
- 7) Treads and risers on exterior stairs not shown
- 8) If there are two 7 1/4 inch risers going to the main entry, guards are required.
- 9) Please provide a fastener schedule

Soil type/Presumptive Load Value (Table 401.4.1)	Component	Plan Reviewer	Inspection/Field Findings
	STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1)), Section 403.1.2)		
	Foundation Drainage Dampproofing (Section 406)		
	Ventilation (Section 409.1) Crawls Space ONLY	<i>BASMENT</i> WALLS AND SLAB	
	Anchor Bolts/Straps (Section 403.1.4)	$\frac{1}{2}$ " BOLTS - AS REQUIRED 6 FT.	
	Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	$3\frac{1}{2}$ " LALLY STEEL 6" MAXIMUM	
	Built-Up Wood Center Girder Dimension/Type	3 - 2" x 10" S -	
	Sill/Band Joist Type & Dimensions	2" x 6" SILL w/ 2" x 6" MIN -	
	First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2" x 10" S 16" O.C. 1/4" MAX SPAN	
	Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	2" x 10" S 16" O.C.	

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Portland, ME 04101
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Attic or additional Floor Joist Species 503.3.1(1) & Table 503.3.2(1))	2'x6"	
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	2"x12" 16' O.C.	
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	Floors 3/4" T+G. WMS Roof - 1/2" PWB. 7/16"	
Fastener Schedule (Table 602.3(1) & (2))		
Private Garage Section 309 and Section 407 1999 BOCA Living Space ? (Above or beside)	1142 F.R.L. SEPARATION. FIRE DOOR 8" ABOVE GARAGE.	
Fire rating of doors to living space Door Sill elevation (407.5 BOCA) Egress Windows (Section 310)		YES.
Roof Covering (Chapter 9)	ASPHALT	
Safety Glazing (Section 308)	NOT SHOWN - SEE SECTION PAGE 4-3	
Attic Access (BOCA 1211.1)	NOT SHOWN	
Draft Stopping around chimney	NO CHIMNEY	

		Header Schedule
		Type of Heating System
		<p>Stairs</p> <p>Number of Stairways <i>2</i></p> <p>Interior <i>7'9 1/2" - 10" N.E.T.</i></p> <p>Exterior <i>Not shown -</i></p> <p>Treads and Risers (Section 314) <i>7 1/2" x 10"</i></p> <p>Width <i>36"</i></p> <p>Headroom <i>8'</i></p> <p>Guardrails and Handrails (Section 315) <i>on floor 2</i></p>
		<p>Smoke Detectors</p> <p>Location and type/Interconnected</p> <p>Plan Reviewer Signature <i>[Signature]</i></p>

See Chimney Summary Checklist