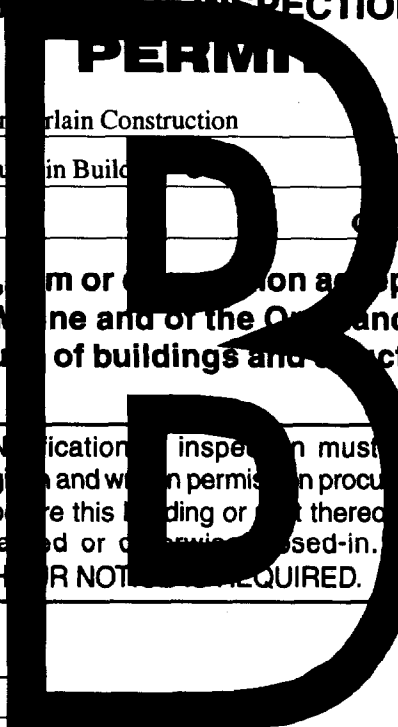


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Permit Number: 030020

Please Read
Application And
Notes, If Any,
Attached



This is to certify that Alc Development Corp/Charlaine Construction
has permission to Build new 4 unit condominium in Building
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 work in progress must be reported before this building or part thereof is leased or otherwise used-in. HOUR NOTIFICATION 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] 2/3/23
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: 03-0020	Issue Date:	CBL: 343 C014001
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Location of Construction: 0 Delaware Ct - Bldg "O"	Owner Name: Alc Development Corp	Owner Address: 1022 Portland Rd	Phone: 207-282-7377
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: P-3 PRWD

Past Use: Vacant Land	Proposed Use: New 4 unit Condominium in Building "O". Part of a 62 unit condominium project.	Permit Fee: \$3,123.00	Cost of Work: \$400,000.00	CEO District: 0	P-5 Zone Plumbing Wash.
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: JB 2/3/03 Signature: [Signature]					

Proposed Project Description: Build new 4 unit condominium in Building "O".	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: 01/09/2003	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 <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 2-Zone X</i> <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>originally under #1999016</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>3/1/03</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0020	Date Applied For: 01/09/2003	CBL: 343 C014001
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Location of Construction: 0 Delaware Ct	Owner Name: Alc Development Corp	Owner Address: 1022 Portland Rd	Phone: 207-282-7377
Business Name: n/a	Contractor Name: Chamberlain Construction	Contractor Address: 258 Black Point Road Scarborough	Phone: (207) 883-1992
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Multi Family	

Proposed Use: New 4 unit Condominium in Building "O". Part of a 62 unit condominium project.	Proposed Project Description: Build new 4 unit condominium in Building "O".
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/16/2003
Note: Building "O" - Delaware Court **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This building shall remain a four (4) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** 02/03/2003
Note: **Ok to Issue:**

- 1) Code Compliant Attic Access must be provided (not shown on plans)
Crawl space ventilation must be provided
If entry landings are 15 1/2 inched above grade they must have Code Compliant guards.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. McDougall **Approval Date:** 01/16/2003
Note: **Ok to Issue:**

- 1) the sprinkler system shall be tested in accordance with NFPA 13 r standards and the results submitted to the Portland Fire Department
- 2) the sprinkler system shall be installed in accordance with NFPA 13 r standards

Comments:

01/24/2003-mjn: Advised owner of the need for Stamped plans

01/31/2003-mjn: Plans received did not have stamp just the certification forms, also need to talk about safety glazing in stairways, attic access, crawl space ventilation, called Owner.

Applicant: ALC Dev.

Date: 1/16/03

Address: Bldg "O" Delaware Court
Washington Crossing

C-B-L: 343-C-14

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New bldg Primary zone # 03-0020

Zone Location - R-3 PRUD (R-5 only 100' of 6 Washington)

Interior or corner lot -

Proposed Use/Work - Construct 4 unit building - Bldg "O"

Sewage Disposal - City

Lot Street Frontage - 50' ok

Front Yard - I Min. Distance between detached PRUD units
16' min - 29' & 44' shown

Rear Yard - II 4 Attached units - min. building setbacks from external

Side Yard - Property lines (i.e. subdivision lines of property) - 35' req 35' shown

Projections - III Recreation open space shall be 25' from any structure - well over 25'

Width of Lot -

Height - 35' max - ok 23.5' shown

Lot Area - See original approval

Lot Coverage/ Impervious Surface -

Area per Family - 6,500 sq ft

Off-street Parking - 2 per unit plus 1 for every 6 units - 10 extra are shown

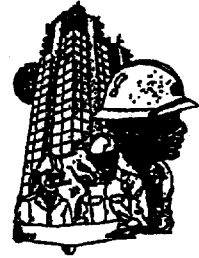
Loading Bays - N/A

Site Plan - was previously approved under #1999016

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 -> zone X
Panel 7 -> zone X

patios may only be constructed of ground materials Not of structural materials (such as wood)



**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

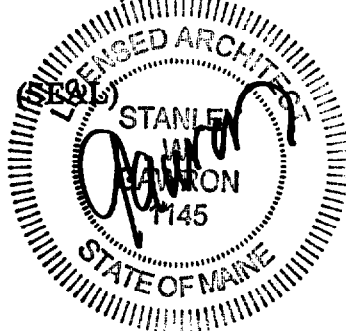
DATE: January 29, 2003

These plans and/or specifications covering construction work on:

Washington Crossing Condominiums

Building O (4 units)

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 Stan Gawron

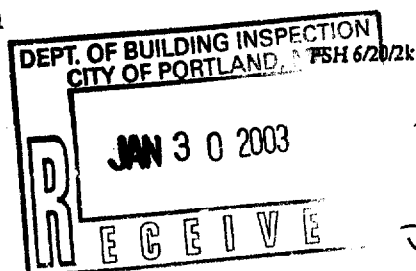
Title Principal

Firm Gawron Architects

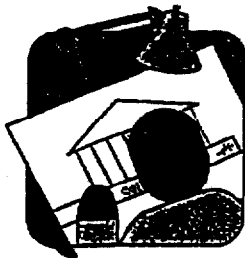
Address 29 Black Point Road, Scarborough, Maine
04074

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.



Permit # 030020
343 Colt
Bldg. "O"
Delaware Co



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: January 29, 2003

Job Name: Washington Crossing Condominiums

Address of Construction: Building O, 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 7,400sf - 1 fl; 3,200 sf - 2 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 No Alarm System? Yes No
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

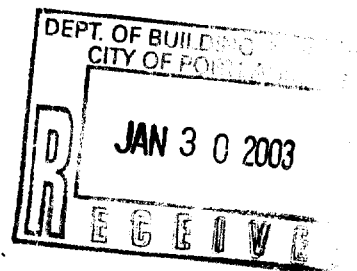
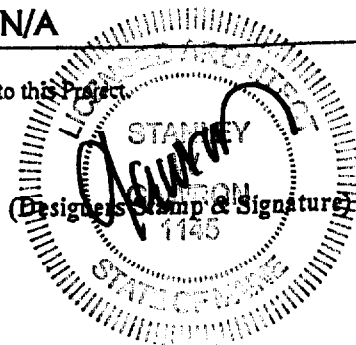
Is structure being considered unlimited area building: Yes No

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





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: January 29, 2003

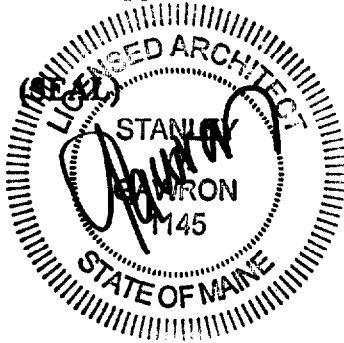
These plans and/or specifications covering construction work on:

Washington Crossing Condominiums

Building O (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.

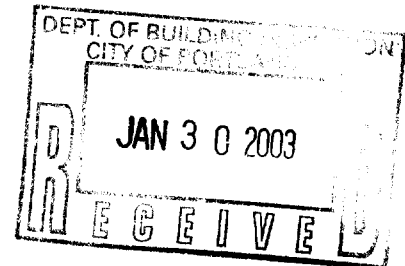


Signature Stan Gawron

Title Principal

Firm Gawron Architects

Address 29 Black Point Road
Scarborough, Maine 04074



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 0 179-185 Delaware Ct.</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>ALC Development</u> <u>1022 Portland Rd</u> <u>Saco ME 04072</u>	Telephone: <u>282-7377</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>ALC Development</u> <u>1022 Portland Rd</u> <u>Saco ME 04072</u>	Cost Of Work: \$ <u>400,000.-</u> Fee: \$ <u>2,823.</u>
Current use: <u>open land</u>		<u>COU 300.</u>
If the location is currently vacant, what was prior use: <u>No Prior use</u>		<u>TOTAL 3,123.00</u>
Approximately how long has it been vacant: _____		
Proposed use: <u>4 unit Condo Building / Part of a 62 unit Condo Project</u>		
Project description: _____		
Contractor's name, address & telephone: <u>Chamberlain Construction</u> <u>1022 Portland Rd Saco ME 04072</u> <u>282-7377</u>		
Who should we contact when the permit is ready: <u>Felicia Cavett</u>		
Mailing address: <u>1022 Portland Rd</u> <u>Saco ME 04072</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: 282-7377		

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>1-7-03</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

Soil type/Presumptive Load Value (Table 401.4.1)		
STRUCTURAL Footings Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	8" x 16" - 4 FOOT MINIMUM DEPTH	
Foundation Drainage Dampproofing (Section 406)	4" PVC w/STONE FABRIC SEALCOAT DAMPROOF.	
Ventilation (Section 409.1) Crawls Space ONLY	NOT SHOWN DISCUSSED w/OWNER WILL PROVIDE	
AnchorBolts/Straps (Section 403.1.4)	1/2" ANCHOR BOLT SPACING NOT SHOWN	
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	3 1/2" STEEL w/CONC. FILL 24" x 24" - 12 THRU PADS	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	3 - 2x10'S - MAX SPAN - 6'8" CERT. BY ENG.	
Sill/Band Joist Type & Dimesions	2x10 RM 2x6 PYSILL	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x10'S 16" O.C.	
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	2x10'S 16" O.C.	

Header Schedule		
Type of Heating System		
Stairs Number of Stairways 1 PER UNIT Interior Exterior - 2 RISERS ONLY Treads and Risers (Section 314) Width Headroom Guardrails and Handrails (Section 315)	7-9/16" RISER 10" TREAD EXTERIOR DECKS 36" w/ OPENINGS 7' 4"	
Smoke Detectors Location and type/Interconnected		
Plan Reviewer Signature		

See Chimney Summary Checklist

ELIMINATE "OR PER CONTRACTOR"
REFERENCES IN X-SECTIONS

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	2X6 CEILING JOIST.	
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	13/5 MIN PITCH. 2X10'S 16 OC MAX SPAN	
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	FLOORS - 3/4" T&G PLYWOOD. ROOF - 1/2" PLYWOOD. WALLS - 7/16 OSB	
Fastener Schedule (Table 602.3(1) & (2))		
Private Garage Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside)		
Fire separation	1 HOUR -	
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	NOT SHOWN. 1'3" STEP UP.	
Egress Windows (Section 310)	4060 D.H OR 3048 CASMENT W/EGRESS HARDWARE	
Roof Covering (Chapter 9)	ASHP. W/	
Safety Glazing (Section 308)	PLEASE SUBMIT - STAIR WAYS	
Attic Access (BOCA 1211.1)	PLEASE SUBMIT.	
Draft Stopping around chimney		

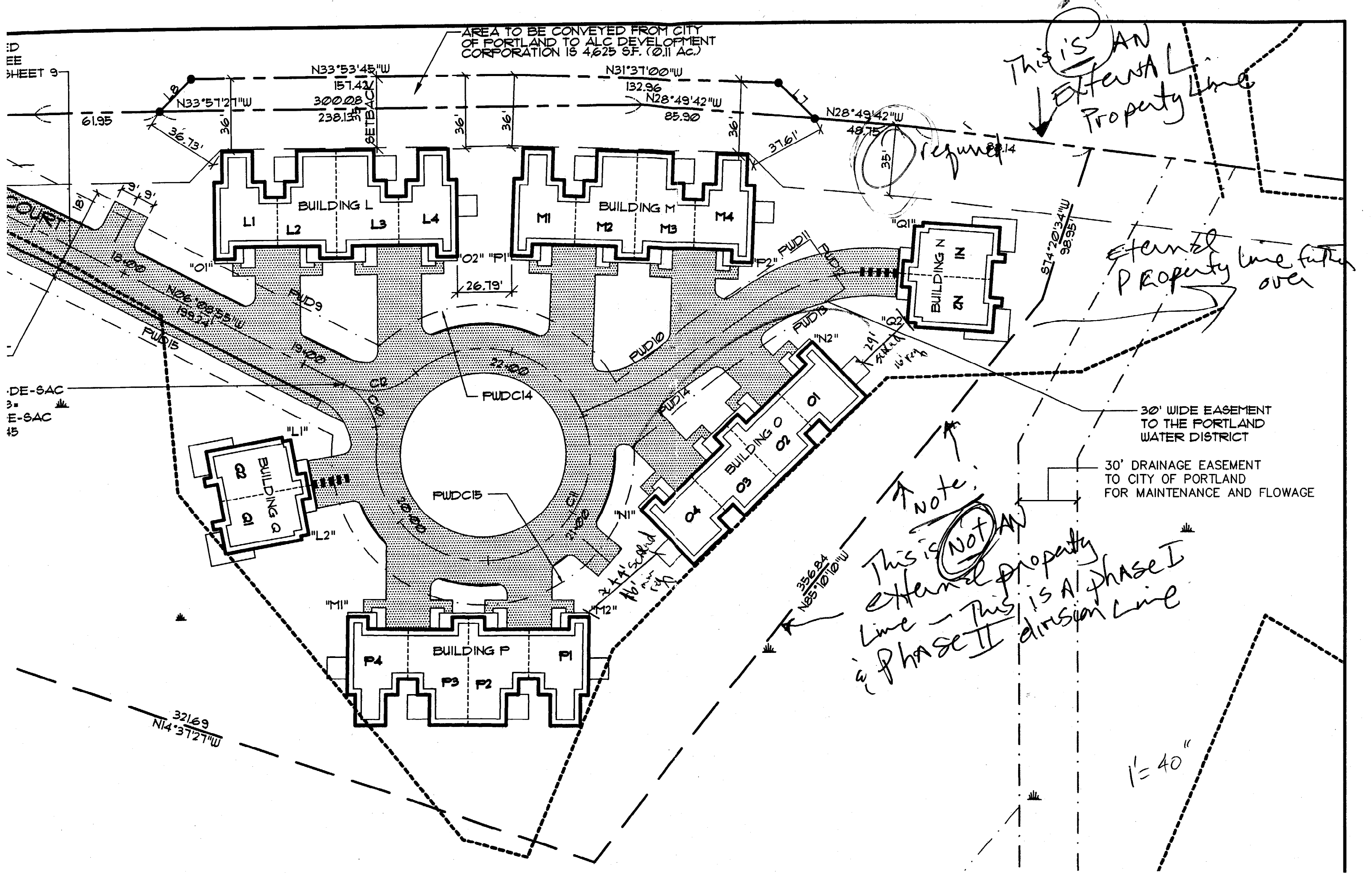
AREA TO BE CONVEYED FROM CITY OF PORTLAND TO ALC DEVELOPMENT CORPORATION IS 4,625 SF. (0.11 Ac.)

This is an ~~extended~~ extended Property Line

Extended Property line further over

Note:
This is ~~NOT~~ an extended property line - This is a phase I & phase II division line

1" = 40'



DE-SAC
3
E-SAC
15

30' WIDE EASEMENT TO THE PORTLAND WATER DISTRICT

30' DRAINAGE EASEMENT TO CITY OF PORTLAND FOR MAINTENANCE AND FLOWAGE

321.69
N14°37'27"W

356.84
N85°10'10"W