

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 030816

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Alc Development Corp/Charlaine Construction

has permission to 4 condominium units; part of unit project "L": 162, 164, 166 Delaware Ct.

AT 160-166 Delaware Ct Call 343 C014L01

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 when permission is procured before this building or part thereof is occupied 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] 8/4/83
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: 03-0816	Issue Date:	CBL: 343 C014L01
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Location of Construction: 160-166 Delaware Ct	Owner Name: Alc Development Corp	Owner Address: 258 Blackpoint Rd	Phone: 207-282-7377
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: R3

Past Use: vacant land	Proposed Use: 4 condominium units; part of 62 unit project: Building "L": 160, 162, 164, 166 Delaware Ct.	Permit Fee: \$3,921.00	Cost of Work: \$400,000.00	CEO District: PRU
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type 5B 8/4/03	

Proposed Project Description: 4 condominium units; part of 62 unit project: Building "L": 160, 162, 164, 166 Delaware Ct.	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: kwd	Date Applied For: 07/09/2003	Zoning Approval
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- 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>Panel 2 zone X</i> <input type="checkbox"/> Subdivision <i>Panel 7 - zone X</i> <input checked="" type="checkbox"/> Site Plan <i>Previously #1999-016</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>OK 7/17/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" 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:
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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

Applicant: ALC Dev. Corp

Date: 7/17/03

Address: Building "L" ~~160-166~~

C-B-L: 343-C-14

160-166 Delaware Court

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Dev.

#03-0816

Zone Location - R-3 PRUD ^{primary zone}

(R-5 only 100' off Washington)

Interior or corner lot -

Proposed Use/Work - construct 4 unit bldg - Building "L"

Sevage Disposal - City

Lot Street Frontage - 50' - ok

Front Yard - **I.** min distance between detached PRUD buildings

Rear Yard - 16' min - 17' shown

Side Yard - **II.** 4 Attached units: min. building setbacks from exterior

Projections - property lines - 35' req - 36' shown

Width of Lot - **III.** Recreation Open Space - shall be 25'

Height - 35' max - from any structure - well over 25'

Lot Area - ok - 23.5' shown

Lot Coverage/ Impervious Surface - see original approvals

Area per Family - 6,500 ok

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

Loading Bays - N/A

Site Plan - was previously approved under #1999-016

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

Panel 7 - Zone X

03-0816

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. No permits of any kind are accepted.

Location/Address of Construction: 160, 162, 164, 166 Delaware Ct (4 unit Bldg)		
Total Square Footage of Proposed Structure 6,000 SF	Square Footage of Lot 26 Acres	
Tax Assessor's Chart, Block & Lot Chart# 343 Block# C Lot# 0141	Owner: AHL Development 1022 Portland Rd Saco	Telephone: 282-7377
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: Same as owner	Cost Of Work: \$ 400,000. ⁰⁰ Fee: \$ Bldg 3621.00
Current use: open lot in Condo Project		Cost of 4 units 300.00
If the location is currently vacant, what was prior use: Raw land		3,921.00
Approximately how long has it been vacant: ?		
Proposed use: 4 unit Condo Building - Part of 62 unit project		
Project description: 62 unit Condo Project off Allen Ave		
Contractor's name, address & telephone: Chamberlain Construction 1022 Portland Rd Saco ME 282-7377		
Who should we contact when the permit is ready: Felicia Couett		
Mailing address: Same as above already emailed plans to MN		
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: Elliott Chamberlain	Date: 7-1-03
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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

rec'd 7/9/03



CITY OF PORTLAND, MAINE
Department of Building Inspections

July 9, 2003

Received from Bldg M

Location of Work 180, 182, 184 + 186

Cost of Construction \$ Bldg M

Permit Fee \$ Bldg Fee 7942.00

Building (IL) Plumbing (IS) Electrical (I2) Site Plan (U2)

Other 8040

CBL: 343 C 014

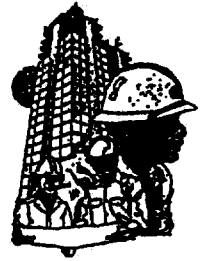
Check #: 855 Total Collected \$ 7942.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy

Gray



**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 Turgeon Architects

RE: Certificate of Design

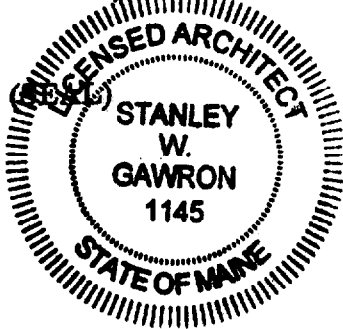
DATE: July 3, 2003

These plans and/or specifications covering construction work on:

Washington Crossing Condominiums

Building L units 160, 162, 164, 166 Delaware Ct.

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 Turgeon 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.



**CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE**

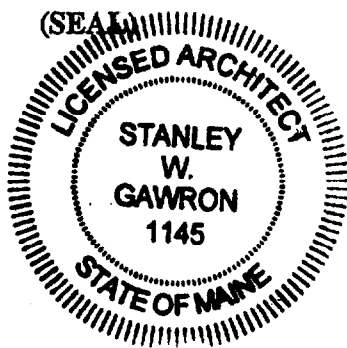
Designer: Gawron Turgeon Architects

Address of Project Delaware Ct.

Nature of Project Residential Condominiums

Date July 3, 2003

The technical submissions covering the proposed construction work as described above have been have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.



Signature Stan Gawron

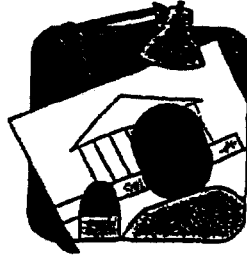
Title Principal

Firm Gawron Turgeon Architects

Address 29 Black Point Road

Scarborough, Maine 04074

Telephone 207-883-6307



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 Turgeon Architects

29 Black Point Road, Scarborough, Maine 04074

DATE: July 3, 2003

Job Name: Washington Crossing Condominiums

Address of Construction: Building L, Delaware Ct.

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 6000sq.ft.

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. 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#psf/person

