

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

Permit Number: 031061

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that Alc Development Corp/Charlaine Construction  
has permission to Build New 6000 sq. Ft. 4- Unit Condominium Building. (Part of 62 Unit Condo Project).  
AT 119 Delaware Ct (113,115,117,119) Building "A" 343 C014J01

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 on permit must be completed before this building or part thereof is leased or otherwise used-in. HOUR NOT REQUIRED.

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

### OTHER REQUIRED APPROVALS

Fire Dept. W.M.S.  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature]  
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: 03-1061	Issue Date:	CBL: 343 C014J01
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Location of Construction: 119 Delaware Ct (113,115,117,119)	Owner Name: Alc Development Corp	Owner Address: 258 Blackpoint Rd	Phone: 207-883-1992
Business Name: n/a <i>Bldg "J"</i>	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	Zones: <i>R3</i>

Past Use: Vacant	Proposed Use: Build 6000 sq. Ft. 4-Unit Condominium Building. (Part of 62 Unit Condo Project) <i>Bldg "J"</i>	Permit Fee: \$3,921.00	Cost of Work: \$400,000.00	CEO District: <i>PRU1</i>
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3 R-5 PRU1</i> <i>10/6/03</i> <i>1 Defect</i>	

Proposed Project Description: Build New 6000 sq. Ft. 4- Unit Condominium Building. ( Part of 62 Unit Condo Project).	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: gg	Date Applied For: 09/03/2003	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>All previous projects have all requirements met</i> <input type="checkbox"/> Flood Zone <i>Panel 2 zone</i> <input type="checkbox"/> Subdivision <i>Panel 7 - Zone</i> <input checked="" type="checkbox"/> Site Plan <i>Previously approved under #1999016</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>OK 9/5/03</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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>[Signature]</i>
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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

**City of Portland, Maine - Building or Use Permit**

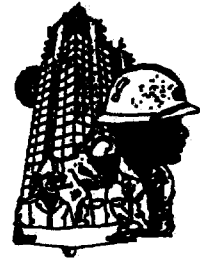
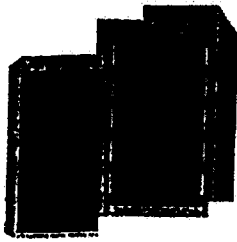
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-1061	Date Applied For: 09/03/2003	CBL: 343 C014J01
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<b>Location of Construction:</b> 119 Delaware Ct (113,115,117,119)	<b>Owner Name:</b> Alc Development Corp	<b>Owner Address:</b> 258 Blackpoint Rd	<b>Phone:</b> 207-883-1992
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Chamberlain Construction	<b>Contractor Address:</b> 258 Black Point Road Scarborough	<b>Phone:</b> (207) 883-1992
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Multi Family	

<b>Proposed Use:</b> Build 6000 sq. Ft. 4-Unit Condominium Building. Bldg. J: 113-199 Delaware Ct.	<b>Proposed Project Description:</b> Build New 6000 sq. Ft. 4- Unit Condominium Building. ( Part of 62 Unit Condo Project).
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 09/05/2003
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) All previous project requirements are still in force and shall be met.			
<b>Dept:</b> Building	<b>Status:</b> Pending	<b>Reviewer:</b>	<b>Approval Date:</b>
<b>Note:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>		



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

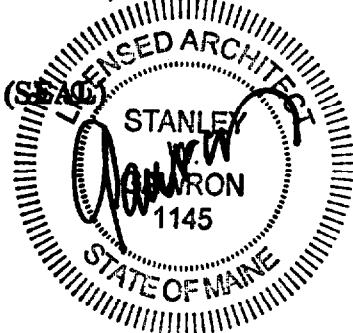
DATE: August 27, 2003

These plans and/or specifications covering construction work on:

Washington Crossing Condominiums

Building J 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 Gawron

Title Principal

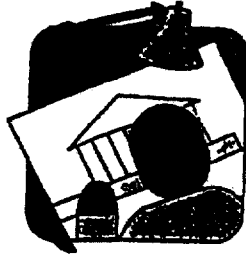
Firm Gawron Turgeon Architects

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.

PSH 6/20/2k



**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:** August 27, 2003

**Job Name:** Washington Crossing Condominiums

**Address of Construction:** Building J 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 6,000 sq.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. 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.

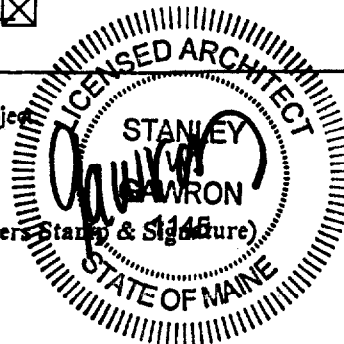
Is structure being considered unlimited area building: Yes  No

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

(Designers Stamp & Signature)





**CITY OF PORTLAND  
ACCESSIBILITY CERTIFICATE**

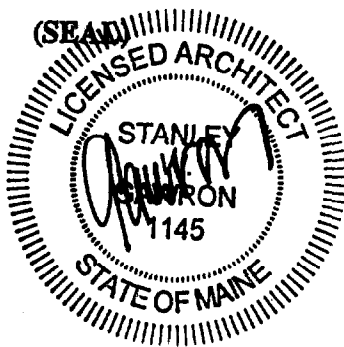
**Designer:** Gawron Turgeon Architects

**Address of Project** 113, 114, 117, 119 Delaware Court (Washington Crossing)

**Nature of Project** Residential Condominiums

**Date** August 27, 2004

**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** Stanley Gawron

**Title** Principal

**Firm** Gawron Turgeon Architects

**Address** 29 Black Point Road

Scarborough, Maine 04074

**Telephone** 207-883-6307