

# Sebago Technics

Engineering & Planning for the Future

December 9, 1999

86283

Samuel Hoffses, Code Enforcement Officer  
City of Portland  
389 Congress Street  
Portland, Maine 04101

**Ocean Woods Townhouses – Ashley Lane, Royal River Development**

Dear Mr. Hoffses:

Per the City of Portland's request we have provided an as-built survey of the building foundation for Units 26 and 27 within Royal River Development's Ocean Woods Townhouses Phase II project. Attached is the As-built Sketch with which you will be able to determine that the foundation at the closest point to the rear property line is 27.2 ft. This clearly meets the 25 foot building setback (shown as a dashed line). Therefore, this foundation is in conformance with the property's required setbacks.

Please feel free to contact us or Royal River Development if you have additional questions regarding this issue.

Sincerely,

SEBAGO TECHNICS, INC.

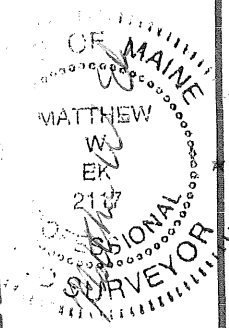
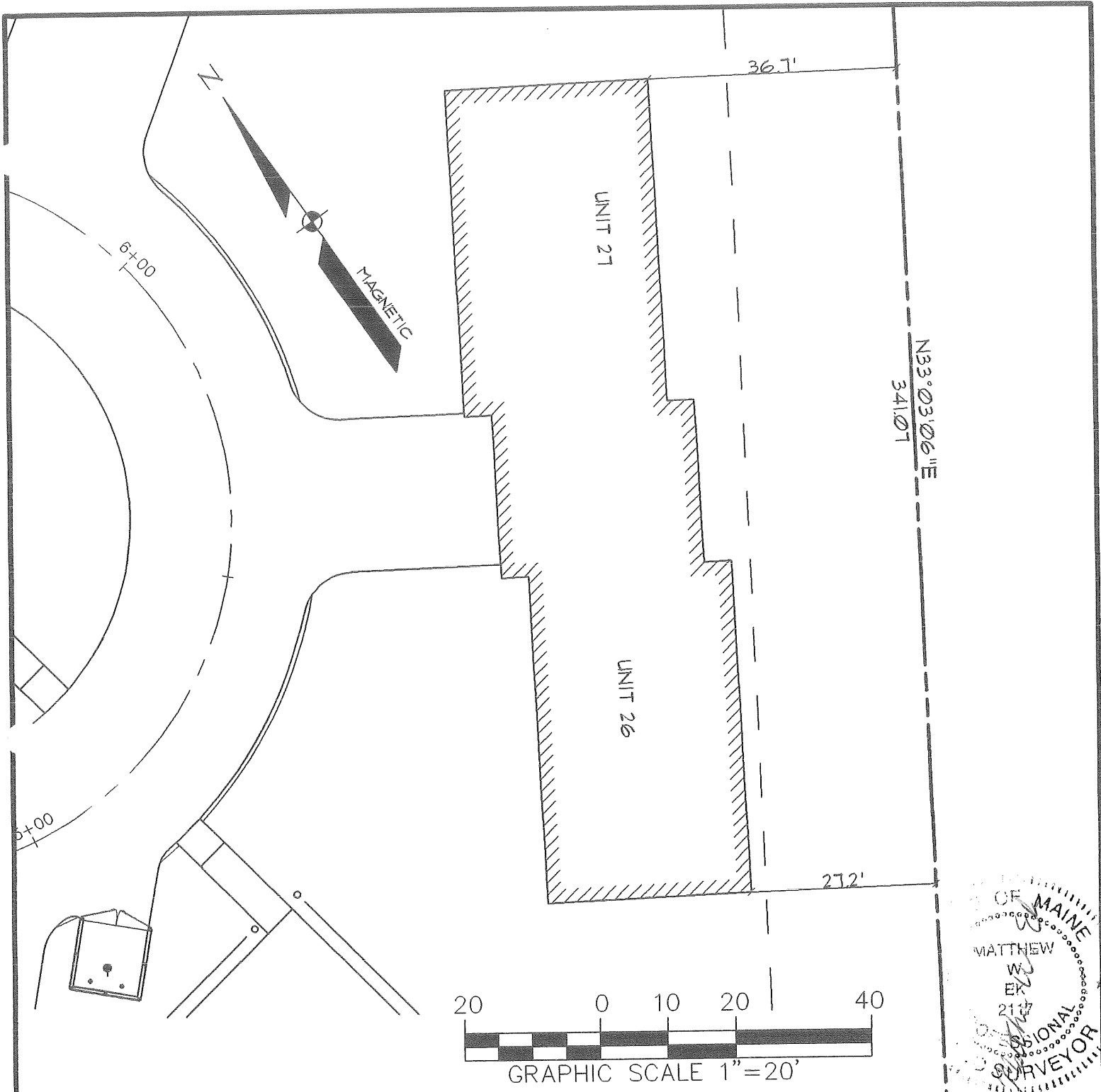
Matthew W. Ek, PLS  
Professional Land Surveyor

James R. Seymour  
Project Manager

MWE/JRS:dlf/jc

Enc.

cc: Royal River Development



**NOTES**

1. THE BUILDING AS SHOWN IS FOUNDATION ONLY.
2. THE CONCRETE FOUNDATION MEETS THE SETBACKS, AS SHOWN.

AS-BUILT SKETCH OF UNITS 26 & 27  
OF:  
OCEAN WOODS TOWHHOUSES  
791 OCEAN AVENUE  
ORTLAND, MAINE  
FOR:  
ROYAL RIVER DEVELOPMENT  
30 MAIN STREET  
WINDHAM, MAINE 04062

**Sebago Technics**  
*Engineering & Planning for the Future*  
1 CHABOT STREET  
WESTBROOK, ME 04098-1339  
TEL (207) 856-0277

DESIGN BY: JRS
DRAWN BY: MWE
CHECKED BY: JRS
DATE: 12-9-99
SCALE: 1"=20'
FIELD BK: 138A
PROJ. NO: 86283
DRAWING: 86283AB26
SHEET 1 OF 1

**CITY OF PORTLAND, ME  
BOCA 1996 Plan Review Record  
One and Two Family Dwelling**

Valuation: \$320,000.00 Plan Review # \_\_\_\_\_  
 Fee: \$1,944.00 Date: 23 OCT. 99  
 Building Location: Ashley Ln. Oceanwood Phase II  
Units 21, 22 and 26, 27 CBL: 423-A-002  
 Building Description: R-3 ONE or TWO Family dwelling unit  
 Reviewed by: S. Huffer  
 Use or Occupancy: R-3 1 or 2 family Type of Construction: 5B  
 \*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All site plan and building code requirements shall be completed before a Certificate of occupancy can or will be issued.	111.0
2.	Foundation drains	1817.5.2
3.	Foundation anchors	2305.12
4.	Water proofing & damp proofing	1813.0
5.	Pre Caution For Concrete	1908.0
6.	Private garage	407.0
7.	Chimney & Vent BOCA Mech. / 93 Chapter 12	NFPA 211
8.	Sound Transmission Control	1214.0
9.	Guardrails	1021.0
10.	Handrails	1022.0
11.	Stair Construction	1014.0
12.	Sleeping room egress	1010.4

REV. PSH 6-28-98

## Foundations (Chapter 18)

### Wood Foundation (1808)

NA Design  
NA Installation

### Footings (1807.0)

X Depth below (outside) grade 4' minimum;  
but below frost line except for insulated footings.  
NA Insulated footing provided  
X Soil bearing value (table 1804.3)  
X Footing width  
X Concrete footing (1810.0) .3.1, 3.2  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Foundation Walls

X Design (1812.1)  
X Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)  
SR Water proofing and damp proofing Section 1813  
X Sill plate (2305.17)  
SR Anchorage bolting in concrete (2305.17)  
X Columns (1912)  
SR Crawl space (1210.2) Ventilation  
SA Crawl opening size (1210.2.1)  
SA Access to crawl and attic space ( 1211.0 )  
\_\_\_\_\_

### Floors (Chapter 16-23)

X Joists - Non sleeping area LL40PSF (Table - 1606) using  $9\frac{1}{2}$ " WIF 30@16" o.c.  
X Joists - Sleeping area LL30PSF (Table - 1606)  
X Grade Design  
16" Spacing PE # 5422  
X Span Bruce w macleod  
X Girder 4" bearing 2305.6.1

- ~~X~~ Roof rafters - Design (2305.15) spans
- ~~X~~ Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- ~~X~~ Roof trusses (2313.3.1)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Roof Coverings (Chapter 15)**

- ~~X~~ Approved materials (1404.1)
- ~~X~~ Performance requirement (1505)
- ~~X~~ Fire classification (1506)
- ~~X~~ Material and installation requirements (1507)
- ~~NA~~ Roof structures (1510.0)
- ~~X~~ Type of covering (1507)

**Chimneys and Fireplaces  
 BOCA Mechanical/1993**

- \_\_\_\_\_ Masonry (1206.0)
- \_\_\_\_\_ Factory - built (1205.0)
- \_\_\_\_\_ Masonry fireplaces (1404)
- ~~SA~~ Factory - built fireplace (1403)
- ~~SA~~ NFPA 211

**Mechanical  
 1993 BOCA Mechanical Code**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*Public Water*  
*Public Sewer*  
**State Plumbing Code**

## Egress (Chapter 10)

- SR One exit from dwelling unit (1010.2)
  - SR Sleeping room window (1010.4)
  - X EXIT DOOR (1017.3) 32" W 80" H
  - SR Landings (1014.3 ~~3~~) stairway
  - NA Ramp slope (1016.0)
  - SR Stairways (1014.3) 36" W
  - SR Treads (1014.6) 10" min.
  - SR Riser (1014.6) 7 3/4" max.
  - SR Solid riser (1014.6.1)
  - SR Winders (1014.6.3)
  - NA Spiral and Circular (1014.6.4)
  - SR Handrails (1022.2.2.) Ht.
  - SR Handrail grip size (1022.2.4) 1 1/4" to 2"
  - SR Guards (1012.0) 36" min.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

## Smoke Detectors (920.3.2)

- SR Location and interconnection
- SR Power source

## Dwelling Unit Separation Table 602

*1 Hr.*  
*one or two family dwelling*  
Electrical  
NFPA #

Ocean WOODS SUBDIVISION		787 OCEAN AVE					
<b>OCEANWD</b>		See		<b>fy00</b>			
<b>New Configuration 4/1/00</b>							
<b>Condo</b>		<b>proposed not final !!!!!!!</b>					<b>BLD</b>
<b>Act NO</b>	<b>CHT</b>	<b>BL</b>	<b>LOT</b>	<b>Unit</b>	<b>Owner</b>	<b>#</b>	
<del>O</del>	<del>00005</del>	<del>-00</del>	<del>423 A</del>	<del>2</del>	<del>OCWO INC</del>	<del>N/A</del>	
<del>A</del>	<del>12480</del>	<del>-00</del>			<del>1 Amari</del>	<del>Ashley Ln</del>	<del>8</del>
<del>D</del>	<del>15340</del>	<del>-00</del>			<del>2 Derrocchi</del>	<del>Ashley Ln</del>	<del>10</del>
<del>D</del>	<del>30535</del>	<del>-00</del>			<del>3 Donovan</del>	<del>Ashley Ln</del>	<del>12</del>
<del>M</del>	<del>55860</del>	<del>-00</del>			<del>4 Milliken</del>	<del>Ashley Ln</del>	<del>18</del>
<del>B</del>	<del>21798</del>	<del>-00</del>			<del>5 Berube</del>	<del>Ashley Ln</del>	<del>20</del>
<del>H</del>	<del>11110</del>	<del>-00</del>			<del>6 Harder</del>	<del>Ashley Ln</del>	<del>22</del>
<del>C</del>	<del>54867</del>	<del>-00</del>			<del>7 Conroy</del>	<del>Ashley Ln</del>	<del>28</del>
<del>B</del>	<del>08170</del>	<del>-00</del>			<del>8 Bartlett</del>	<del>Ashley Ln</del>	<del>30</del>
<del>H</del>	<del>41615</del>	<del>-00</del>			<del>9 Harris</del>	<del>Ashley Ln</del>	<del>32</del>
<del>A</del>	<del>05970</del>	<del>-00</del>			<del>10 Ahmad</del>	<del>Ashley Ln</del>	<del>36</del>
<del>M</del>	<del>39400</del>	<del>-00</del>			<del>11 Mcintire</del>	<del>Ashley Ln</del>	<del>38</del>
<del>H</del>	<del>00037</del>	<del>-00</del>			<del>12 Habibzai</del>	<del>Ashley Ln</del>	<del>40</del>
<b>Phase #1</b>							
O	00001	-00			13 CO	Ashley Ln	43
O	00002	-00			14 CO	Ashley Ln	45
O	00003	-00			15 CO	Ashley Ln	48
O	00004	-00			16 CO	Ashley Ln	50
O	00006	-00			17 CO	Ashley Ln	52
O	00007	-00			18 CO	Ashley Ln	56
O	00008	-00			19 CO	Ashley Ln	58
O	00009	-00			20 CO.	Ashley Ln	60
<b>Phase #2</b>							
O	00016	-00			21 C.O Temp / mar 17	Ashley Ln	100 <sup>98</sup>
O	00017	-00			22 C.O Temp / 11/11	Ashley Ln	98
O	00019	-00			23 CO	Ashley Ln	96
O	00020	-00			24 CO	Ashley Ln	94
O	00021	-00			25 CO	Ashley Ln	92
O	00022	-00			26 CO 23/mar/99	Ashley Ln	86
O	00023	-00			27 C.O. 11/feb./2K	Ashley Ln	84
O	00024	-00			28 CO 14 APR/2K	Ashley Ln	80
O	00025	-00			29 CO 14 APR/2K	Ashley Ln	78
O	00026	-00			30 CO 15 MAR/2K	Ashley Ln	76
O	00027	-00			31 CO 15 MAR 2K	Ashley Ln	74
Custom Built Homes							
Ted 892-3149							
=====							

Tenative  
Call  
Jim  
Robbie

Handwritten notes and dates in a box:  
 21 C.O Temp / mar 17  
 22 C.O Temp / 11/11  
 23 CO  
 24 CO  
 25 CO  
 26 CO 23/mar/99  
 27 C.O. 11/feb./2K  
 28 CO 14 APR/2K  
 29 CO 14 APR/2K  
 30 CO 15 MAR/2K  
 31 CO 15 MAR 2K

Ocean WOODS SUBDIVISION		787 OCEAN AVE						
OCEANWD		See fy00						
New Configuration 4/1/00								
Condo	proposed not final !!!!!!!						BLD	
Act NO	CHT	BL	LOT	Unit	Owner	#		
<del>O</del>	<del>00005</del>	<del>-00</del>	<del>423</del>	<del>A</del>	<del>2</del>	<del>00</del>	<del>OCWO INC</del>	<del>N/A</del>
A	12480	-00			1		Amari	Ashley Ln 8
D	15340	-00			2		Derrocchi	Ashley Ln 10
D	30535	-00			3		Donovan	Ashley Ln 12
M	55860	-00			4		Milliken	Ashley Ln 18
B	21798	-00			5		Berube	Ashley Ln 20
H	11110	-00			6		Harder	Ashley Ln 22
C	54867	-00			7		Conroy	Ashley Ln 28
B	08170	-00			8		Bartlett	Ashley Ln 30
H	41615	-00			9		Harris	Ashley Ln 32
A	05970	-00			10		Ahmad	Ashley Ln 36
M	39400	-00			11		Mcintire	Ashley Ln 38
H	00037	-00			12		Habibzai	Ashley Ln 40
<b>Phase #1</b>								
O	00001	-00			13		CO	Ashley Ln 43
O	00002	-00			14		CO	Ashley Ln 45
J	00003	-00			15		CO	Ashley Ln 48
J	00004	-00			16		CO	Ashley Ln 50
O	00006	-00			17		CO	Ashley Ln 52
O	00007	-00			18		CO	Ashley Ln 56
O	00008	-00			19		CO	Ashley Ln 58
O	00009	-00			20		CO.	Ashley Ln 60
<b>Phase #2</b>								
O	00016	-00	991333		✓ 21		C.O Temp / mar 17	Ashley Ln 100
O	00017	-00	991333		-22		C.O Temp / " " "	Ashley Ln 98
O	00019	-00	991393		✓ 23		C.O. Temp	Ashley Ln 96
O	00020	-00	991393		✓ 24		C.O. Temp	Ashley Ln 94
O	00021	-00	991393		✓ 25		.	Ashley Ln 92
O	00022	-00	991333		✓ 26		Cofo 23/mar/99	Ashley Ln 86
O	00023	-00	991333		✓ 27		C.O. 11/Feb./24	Ashley Ln 84
O	00024	-00	991393		✓ 28		Cofo 14 APR/24	Ashley Ln 80
O	00025	-00	991393		✓ 29		Cofo 14 APR/24	Ashley Ln 78
O	00026	-00	991393		✓ 30		Cofo 15 MAY/24	Ashley Ln 76
O	00027	-00	991393		✓ 31		Cofo 15 MAY 24	Ashley Ln 74
Custom Built Homes								
Ted 892-3149								
=====								

*Tenetic  
Calle  
Jim  
Robin*

*→*

*92  
98  
96  
94  
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86  
84  
80  
78  
76  
74*





*Royal River Development*

P.O. Box 2156 • 27 Main Street  
Windham, Maine 04062  
893-2859 • Fax 892-1383

October 10, 2000

To: City of Portland

Re: Ocean Woods Condo's Phase 2&3

Dear Building Inspector, Sam Hoffsis,

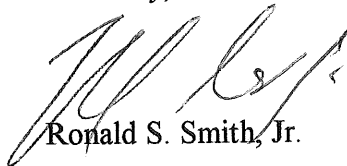
Deluca Hoffman wanted us to let your office know of two differences between the plan of Ocean Woods Condo's and what was done in the field.

- 1.) We did away with dumpster pads as shown on the plan because we have trash pickup at each unit, so dumpsters are not needed.
- 2.) We did away with the guardrail between Phase II & III because we ended up making the road wider by 15-20 feet and a guardrail was not required.

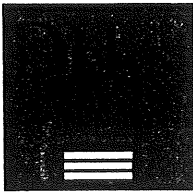
Also, please find enclosed an As Built Plan as required by the City of Portland.

Thank you for your time.

Sincerely,



Ronald S. Smith, Jr.



DeLUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL. 207 775 1121  
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

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## MEMORANDUM

**TO:** Kandi Talbot, Planner

**FROM:** Chris Earle, Construction Representative  
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

**DATE:** November 1, 2000

**RE:** Oceanwoods Townhouses

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Recently we met with Glen Gervais and conducted an on-site inspection of Oceanwoods Townhouses. Everything was in order. We recommend release of the performance guarantee.