

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT

Permit Number: 031100

Please Read Application And Notes, If Any, Attached

This is to certify that Ocean East Of Portland Lic...

has permission to 86 unit development (18 buil... & Community Building

At 739 Ocean Ave 423 A004001

provided that the person or persons, firm or corporation accepting this permit shall comply with all the provisions of the Statutes of the City of Portland and of the ordinances, regulations and rules of the City of Portland relating to 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 inspection must be made and when permit is issued in accordance with the provisions of the City of Portland and of the ordinances, regulations and rules of the City of Portland relating to the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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

OTHER REQUIRED APPROVALS

Fire Dept.
Health Dept.
Appeal Board
Other
Department Name

PENALTY FOR REMOVING THIS CARD

Director - Building & Inspection Services

Handwritten signature

Location of Construction: 739 Ocean Ave	Owner Name: Ocean East Of Portland Llc	Owner Address: 247 Commercial St	Phone:
Business Name: WRIGHT RYAN CONSTRUCTIO	Contractor Name: 10 DANFORTH STREET Portland	Contractor Address: 2077733625	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Multi Family	Zone: R-5

Past Use: vacant land: parcel includes this lot, 424-A: 6, 7-13, 20, 28, 31, 34, 38	Proposed Use: 86 unit development (18 buildings) & Community Building	Proposed Project Description: 86 unit development (18 buildings) & Community Building
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Permit Taken By: kwd	Date Applied For: 09/10/2003	Signature: <i>[Signature]</i> 9/24/03	Signature: <i>[Signature]</i> 12/16/03
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Permit Fee: \$88,446.00	Cost of Work: \$9,100,000.00	CEO District: R-5
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Use Group: R-3 Type: SR Signature: <i>[Signature]</i> Date: 12/16/03	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Signature: <i>[Signature]</i> Date: 12/16/03	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: <i>[Signature]</i> Date:
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Zoning Approval

Special Zone or Reviews Shoreland <input type="checkbox"/> N/A Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> <i>prod 7 zone</i> Subdivision <input checked="" type="checkbox"/> Site Plan <input checked="" type="checkbox"/> 2001-0289 Major <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 12/16/03	Zoning Appeal Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/>	Historic Preservation Not in District or Landmark <input checked="" 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 <input type="checkbox"/> Date: <i>[Signature]</i>
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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.

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.

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716
 Permit No: 03-1100 Date Applied For: 09/10/2003 CBL: 423 A004001

Location of Construction: 739 Ocean Ave Owner Name: Ocean East Of Portland Llc		Owner Address: 247 Commercial St Phone:	
Business Name: WRIGHT RYAN CONSTRUCTIO		Contractor Address: 10 DANFORTH STREET Portland Phone (207) 773-3625	
Lessee/Buyer's Name		Permit Type: Multi Family	

Proposed Use: 86 unit development (18 buildings) & Community Building	Proposed Project Description: 86 unit development (18 buildings) & Community Building
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 10/14/2003
 Note: Ok to Issue: 09/22/2003 - the submitted site plans are different than what I last reviewed on 9/27/02 - in May, 03

something was submitted to Kandi that changed building layouts. Bldg #5 is now not showing the required setback of 35'. Only 33' is scaled. Corbin Findlan was notified in person. Waiting for the revised site plan before signing off on zoning. Passing on to Mike to start the building code review.
 10/14/03 upon request Kandi gave me the revised site plan that I had been waiting for.

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of revised site plans submitted and received from planning on 10/14/03. Any deviations shall require a separate approval before starting that work. This revised site plan only changed the setback for building #5 so that a minimum setback of 35 feet is maintained to the external subdivision property line.

Dept: Building Status: Approved with Conditions Reviewer: Mike Nugent Approval Date: 12/16/2003
 Note: Ok to Issue:

1) Site Work and Construction cannot commence until the Performance Guarantees are submitted, reviewed and approved.
 A Satisfactory preconstruction meeting must occur with all applicable City Departments prior to construction.

Dept: Fire Status: Approved with Conditions Reviewer: Lt. MacDougal Approval Date: 09/24/2003
 Note: Ok to Issue:

- 1) a blasting plan shall submitted and approved by the city of portland (fire dept)
- 2) hydts shall be approved by the Portland Water District
- 3) street names shall be approved by Jon Giles (engineering)

Comments:
 09/10/2003-kwd: check for \$30,000.00: estimated unit cost at \$125,000 each plus \$200,000 for community building. May need to recalculate later when more accurate figures are provided. Permit thus for 24 units plus Community Bldg., may change if additional payments rec'd.
 09/24/2003-kwd: two checks totalling \$58,640 paid 9/22/2003, balance of cost of work fees and remaining CoFOs paid for; please note that CoFOs are for 86 units + 1 community building. \$14,00 credit balance. Kwd

DRAFT STOPPING IN FLOOR SYSTEMS
SEE 721.1.2

Soil type/Presumptive Load Value (Table 401.4.1)		
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	8" x 24" NEEED SOLUS #4 REBAR UNBALANCE BACKHU	155 SE
Foundation Drainage Dampproofing (Section 406)	4" SCREVED PVC w/ 3/4" SOL.	
Ventilation (Section 409.1) Crawls Space ONLY	FOUNDATION VENT.	
Anchor Bolts/Straps (Section 403.1.4)	1/2" 6' o.c. - (CORNERS)	
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	NONE	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	TRUSSES	
Sill/Band Joist Type & Dimesions	2x8 P.T. SILLS	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	TRUSSES ON	STILL
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	QUESTION	FIRE WALL INTEGRITY @ UNAN

DETAIL ?
ON AS.1

IS IT A BEAM NO
WALL
SHOULD
BE
12x12
FLOOR
STRONG
IS THERE
A MEMBER
MISSING

ALL
STILL

FIRE
WALL
INTEGRITY
@ UNAN

Header Schedule	ABOVE SLIDERS (ROOF LOAD) 90	
Type of Heating System		CONCRETE LOAD FOR STAIR (AC)
Stairs	ONE PER UNIT	
Number of Stairways	100%	TREAD 7 3/16 RISE w/ 3/4" NOSG.
Interior		
Exterior		
Treads and Risers (Section 314)		
Width		
Headroom		
Guardrails and Handrails (Section 315)		
Smoke Detectors Location and type/Interconnected		
Plan Reviewer Signature		

See Chimney Summary Checklist

FIRE STOP
DRAFT STOP

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	NONE	
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	TRUSSES	
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	FLOOR - 3/4" ADVANTER 1/2 OSB WALLS - 5/8" OSB	ROOF
Fastener Schedule (Table 602.3(1) & (2))		
Private Garage Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside)	NONE	
Fire separation		
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	NA	
Egress Windows (Section 310)	SPRINKLED	
Roof Covering (Chapter 9)	ASPHALT - - -	2 PLB. (CLASS?)
Safety Glazing (Section 308)		
Attic Access (BOCA 1211.1)	FUTURE? FIG 16 A.5.1	
Draft Stopping around chimney	NOT SHOWN.	

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorized me to make the application as his/her authorized agent. I agree to comply with all applicable laws, rules and regulations of the City of Portland, Oregon, and to pay all fees and charges assessed by the City of Portland, Oregon. I agree to indemnify and hold the City of Portland, Oregon, harmless from and against all claims, damages, costs and expenses, including reasonable attorney's fees, that may be incurred by the City of Portland, Oregon, in connection with the review and issuance of this permit.

Signature of applicant: [Signature] Date: 9/17/03

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.

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: 773-3625

Who should we contact when the permit is ready: Bill Rowles
Mailing address: 10 DAWPETH ST. PORTLAND, ME 04101
Contractor's name, address & telephone: WRIGHT-RYAN (CONSTRUCTION), INC. 10 DAWPETH ST. PORTLAND 773-3625

Proposed use: HOUSING - TOWNHOUSE UNITS
Project description: 86 HOUSING UNITS IN 17 BUILDINGS, 1 COMMUNITY BUILDING TAKING APPROX. 106,000 SQ. FT.

Approximately how long has it been vacant: N/A
If the location is currently vacant, what was prior use: N/A

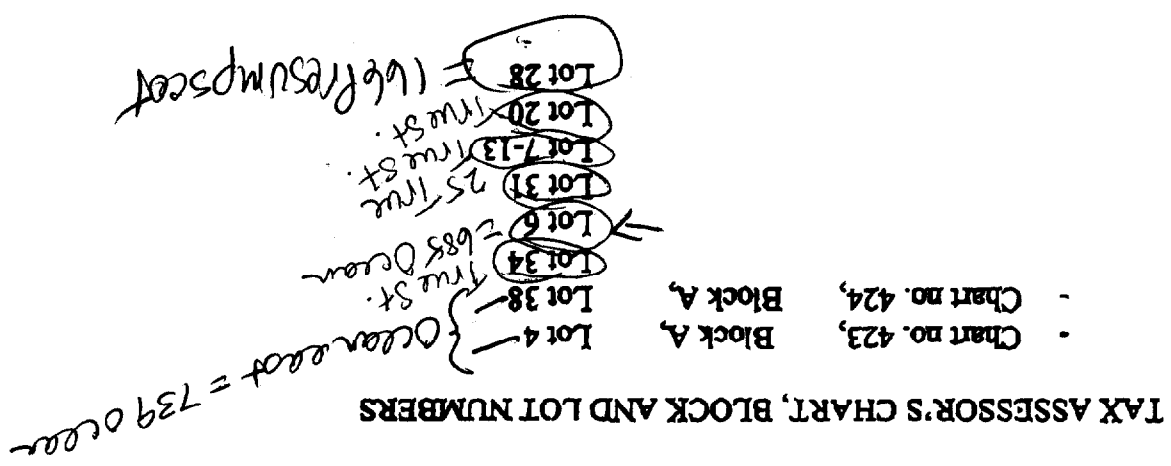
Current use: UNDEVELOPED
207-236-4067 ATTN: CORBIN FIDIAN \$8837.00

Lesse/Buyer's Name (if Applicable)		Applicant name, address & telephone: <u>HEALTH RESOURCES CHANG, 247 COMMERCIAL ST ROCKFORD ME 04856</u>	
Cost of Work \$ <u>91,100.00</u>	Fee \$ <u>819.21</u>	Owner: <u>OCEAN EAST OF PORTLAND, LLC</u>	Tax Assessor's Chart, Block & Lot # <u>403 Block A Lot 004</u>
Cost of 91,100.00	Fee \$ 819.21	Owner: <u>OCEAN EAST OF PORTLAND, LLC</u>	Tax Assessor's Chart, Block & Lot # <u>403 Block A Lot 004</u>
Telephone: <u>207-236-4067</u>	Address: <u>OCEAN EAST OF PORTLAND, LLC</u>	Telephone: <u>207-236-4067</u>	Address: <u>OCEAN EAST OF PORTLAND, LLC</u>
Total Square Footage of Proposed Structure <u>100,000 +/-</u>		Square Footage of Lot <u>15.62 Acres</u>	
Location/Address of Construction: <u>166 RESUMPSOT AND 733 OCEAN AVE -</u>			

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.

All Purpose Building Permit Application

03-1102



TAX ASSESSOR'S CHART, BLOCK AND LOT NUMBERS

ATTACHMENT A
Ocean East of Portland

From: Mike Nugent
To: port-web:grick@maine.rr.com
Date: Thu, Nov 20, 2003 10:28 AM
Subject: Re: response to 11/05/03 comments Townhomes at Ocean East

The following issues remain:

3. section 721.7.1.2 says draftstopping is not required when buildings are equipped with a sprinkler system and there are no concealed spaces.
 The concealed space is the area between the second floor sheathing and first floor GWB ceiling below, because NFPA 13R systems typically do not include protection in concealed areas.

8. I am not familiar with a ul listing that specifically tests this detail. It is felt this detail provides a better rated assembly due to the fact that the gwb covers all areas except where the 3"x3" top chord penetrates to set on the top of plate, the amount of gwb cut in around framing is reduced significantly providing better continuity for the wall. also the 3"x3" thickness has a better firestop capacity than a 2x10 for instance.

Can you review this assembly in accordance with Section 714.0 and demonstrate compliance.

9. Structure is being reviewed

In both circumstances wher this comment occurred, can you provide structural details

10. The owners request was that no access to the attic be provided to the tenants. I suggested that we frame in the accessway, gwb over the opening and trim it. If necessary the fire department could break through, at which time the owner would put in a panel. What do you think?

The code requires attic access, there are options that preclude tenant access.

14. See sheet A2.5 elevation and partial elevation and detail 7 sh. A5.3 showing deck and stairrail heights.

Are there structural details?



CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE

Designer: RICK GODDIN / THOMAS ARCHITECTS

Address of Project: OCEAN AVE. PRESUMPSCOOT ST.

Nature of Project: 66 UNITS RENTAL HOUSING
COMMUNITY BLDG.

Date: 9/1/2003

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

(SEAL)

Signature

Title

OWNER PARTNER

Firm

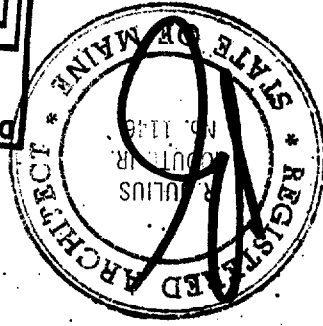
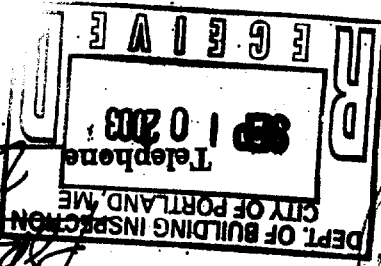
GODDIN / THOMAS ARCHITECTS

Address

44 OAK ST.

PORTLAND, ME. 04101

107-775-3184



(Designers Stamp & Signature)

List Occupant loading for each room or space, designed into this Project.

If mixed use, what subsection of 313 is being considered _____

Is structure being considered unlimited area building: Yes No

Portland Fire Department.

Structure has full sprinkler system? Yes No
Sprinkler & Alarm systems must be installed according to BOCA and NFPA standards with approval from the

Floor Live Load Per Sq. Ft. 40 LBS

Basic Wind Speed (mph) 90
Effective Velocity Pressure Per Sq. Ft.

Roof Snow Load Per Sq. Ft. 60
Dead Load Per Sq. Ft. 15

Seismic Zone _____
Group Class _____

Type of Construction _____
Bldg. Height WALKERS
Bldg. Sq. Footage WALKERS

Building Code and Year BOCA
Use Group Classification(s) R-3

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth Edition
Construction project was designed according to the building code criteria listed below:

Address of Construction: OCEAN AVE / PLATSUMPSUG ST.

Job Name: THOMAS C OCEAN EAST

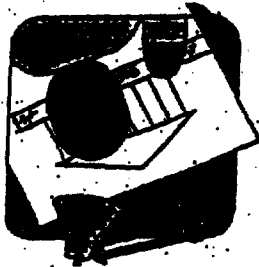
DATE: 9/1/2003

FROM DESIGNER: RICK GODUT / GODUT / THOMAS ARCHITECTS

Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

TO:

CITY OF PORTLAND MAINE
389 Congress St, Rm 315
Portland, ME 04101
Tel. - 207-874-8704
Fax - 207-874-8716



\$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.

As per Maine State Law:



(SEAL)

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: *[Handwritten Signature]*
Title: *Owner/Partner*
Firm: *Edouard Thomas Architects*
Address: *44 Oak St. Portland Maine*

These plans and/or specifications covering construction work on: *Thomas Homes @ Ocean Crest*

DATE:

9/1/2003

RE:

Certificate of Design

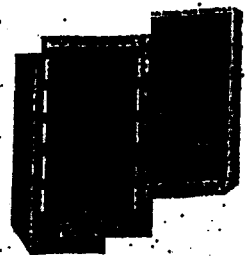
FROM:

Rick Edouard

TO:

Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101



1703.2.1 Research reports: Supporting data, where necessary to assist in the approval of all materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

1703.3 Evaluation and follow-up inspection services: Prior to the approval of a closed prefabricated assembly, the permit applicant shall submit an evaluation report of each prefabricated assembly. The report shall indicate the complete details of the assembly, including a description of the assembly and the assembly's components, the basis upon which the assembly is being evaluated, test results and similar information, and other data as necessary for the code official to determine conformance to this code.

1703.3.1 Evaluation service: The code official shall review evaluation reports from approved sources for adequacy and conformance to the code.

1703.3.2 Follow-up inspection: The owner shall provide for *special inspections of fabricated items* in accordance with Section 1705.2.

1703.3.3 Test and inspection records: Copies of all necessary test and inspection records shall be filed with the code official.

1703.4 Identification: All required product identification shall be legible and shall be applied to the product or product packaging, as applicable, in a manner that will allow product verification at the time of a field inspection conducted by the code official or special inspector, as applicable, prior to the issuance of a certificate of occupancy by the code official.

For products where the required identification is on the product packaging, the part of the packaging containing the product identification shall be kept at the building site where it can be verified at the time of field inspection. For products where the required identification is concealed from view after the product is installed, the code official shall be notified before the product identification is concealed and the product identification shall not be concealed before approval.

SECTION 1704.0 APPROVALS

1704.1 Written approval: Any material, appliance, equipment, system or method of construction meeting the requirements of this code shall be approved in *writing* within a reasonable time after satisfactory completion of all the required tests and submission of required test reports.

1704.2 Approved record: For any material, appliance, equipment, system or method of construction that has been approved, a record of such approval, including all of the conditions and limitations of the approval, shall be kept on file in the code official's office and shall be open to public inspection at all appropriate times.

1704.3 Labeling: Products and materials required to be labeled shall be labeled in accordance with the procedures set forth in Sections 1704.3.1 through 1704.3.3.

1704.3.1 Testing: An approved agency shall test a representative sample of the product or material being labeled to the relevant standard or standards. The approved agency shall maintain a record of all of the tests performed. The record

shall provide sufficient detail to verify compliance with the test standard.

1704.3.2 Inspection and identification: The approved agency shall periodically perform an inspection, which shall be in-plant if necessary, of the product or material that is to be labeled. The inspection shall verify that the labeled product or material is representative of the product or material tested.

1704.3.2.1 Independent: The agency to be approved shall be objective and competent. The agency shall also disclose all possible conflicts of interest so that objectivity can be confirmed.

1704.3.2.2 Equipment: An approved agency shall have adequate equipment to perform all required tests. The equipment shall be periodically calibrated.

1704.3.2.3 Personnel: An approved agency shall employ experienced personnel educated in conducting, supervising and evaluating tests.

1704.3.3 Label information: The label shall contain the manufacturer's or distributor's identification, model number, serial number, or definitive information describing the product or material's performance characteristics and approved agency's identification.

1704.4 Heretofore-approved materials: The use of any material already fabricated or of any construction already erected, which conformed to requirements or approvals heretofore in effect, shall be permitted to continue, if not detrimental to life, health or safety of the public.

SECTION 1705.0 SPECIAL INSPECTIONS

1705.1 General: The permit applicant shall provide *special inspections* where application is made for construction as described in this section. The special inspectors shall be provided for by the permit applicant and shall be qualified and approved for the inspection of the work described herein.

Exceptions

1. *Special inspections* are not required for work of a minor nature or where warranted by conditions in the jurisdiction.
2. *Special inspections* are not required for building components unless the design involves the practice of professional engineering or architecture as defined by applicable state statutes and regulations governing the professional registration and certification of engineers or architects.
3. *Special inspections* are not required for occupancies in Use Group R-3 and occupancies in Use Group U that are accessory to a residential occupancy including, but not limited to, those listed in Table 312.1.

1705.1.1 Building permit requirement: The permit applicant shall submit a statement of *special inspections* prepared by the registered design professional in responsible charge in accordance with Section 114.2.1 as a condition for permit issuance. This statement shall include a complete list of materials and work requiring *special inspection* by this section, the *inspections* to be performed and a list of the

STRUCTURAL TESTS AND INSPECTIONS

1705.3.2 Material receiving: All main stress-carrying elements, welding material and bolting material shall be inspected for conformance to Table 1705.3.2.

1705.3.3 Erection: *Special inspections* are required for bolts, welding and details as specified in Sections 1705.3.3.1 through 1705.3.3.3.

1705.3.3.1 Installation of high-strength bolts: *Inspection* shall be as specified in Section 9 of the RSCC Specification for Structural Joints Using A325 or A490 Bolts listed in Chapter 35.

Table 1705.3.2 INSPECTION FOR STEEL MATERIALS

Material	Inspection required	Reference* for criteria
Bolts, nuts, washers	1. Material identification markings. 2. Conformance to ASTM standards specified by the design engineer. Manufacturer's designation (certificates of compliance) is required.	Applicable ASTM material specifications: AISC ASD, Section A3.4; AISC LRFD, Section A3.3
Structural steel	1. Material identification markings. 2. Conformance to ASTM standards specified in the approved plans and specifications.	ASTM A6 or ASTM A588 Provide certified test reports in accordance with ASTM A6 or ASTM A588
Weld filler materials	1. Conformance to AWS specifications. Manufacturer's designation (certificates of compliance) is required.	AISC ASD, Section A3.6; AISC LRFD, Section A3.5

Note a. The specific standards referenced are those listed in Chapter 35.

1705.3.2 Welding: Weld inspection shall be in compliance with Section 6 of AWS D1.1 listed in Chapter 35. Weld inspectors shall be certified in accordance with AWS D1.1 listed in Chapter 35.

1705.3.2.1 Welding of the structural seismic-resisting system: Welding of the structural seismic-resisting system of buildings assigned to Seismic Performance Category C, D or E, in accordance with Section 1610.1.7, shall be inspected in accordance with Sections 1705.3.2.2 and 1705.3.2.3. Each complete penetration groove weld in joints and splices shall be tested for the full length of the weld either by ultrasonic testing or by other approved methods, for special moment frames and eccentrically braced frames.

Exception: The nondestructive testing rate for welds made by an individual welder is permitted to be reduced to 25 percent of the welds, with the approval of the registered design professional responsible for the structural design, provided the weld inspection reject rate is 5 percent or less.

1705.3.2.2 Column splice welds: Column splice welds, which are partial penetration groove welds, shall

individuals, approved agencies and firms intended to be retained for conducting such inspections.

1705.1.2 Report requirement: Special inspectors shall keep records of all inspections. The special inspector shall furnish inspection reports to the code official, and to the registered design professional in responsible charge. All discrepancies shall be brought to the immediate attention of the contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the code official and to the registered design professional in responsible charge prior to the completion of that phase of the work. A final report of inspections documenting completion of all required special inspections and correction of any discrepancies noted in the inspections shall be submitted prior to the issuance of a certificate of occupancy. Interim reports shall be submitted periodically at a frequency agreed upon by the permit applicant and the code official prior to the start of work.

1705.2 Inspection of fabricators: Where fabrication of structural loadbearing members and assemblies is being performed on the premises of a fabricator's shop, special inspection of the fabricated items shall be required. The fabricated items shall be inspected as required by this section and as required elsewhere in this code.

1705.2.1 Fabrication procedures: The special inspector shall verify that the fabricator maintains detailed fabrication and quality control procedures which provide a basis for inspection control of the workmanship and the fabricator's ability to conform to approved drawings, project specifications and referenced standards. The special inspector shall review the procedures for completeness and adequacy relative to the code requirements for the fabricator's scope of work.

1705.2.2 Procedures implementation: The special inspector shall verify that the fabricator is properly implementing the fabrication and quality control procedures outlined in Section 1705.2.1.

Exception: Special inspections as required by Section 1705.2 shall not be required where the fabricator maintains an agreement with an approved independent inspection or quality control agency to conduct periodic in-plant inspections at the fabricator's plant, at a frequency that will assure the fabricator's conformance to the requirements of the inspection agency's approved quality control program.

1705.3 Steel construction: The special inspections for steel elements of buildings and structures shall be as required by Sections 1705.3.1 through 1705.3.3.

1705.3.1 Inspection of steel fabricators: The permit applicant shall provide special inspection of steel fabricated items in accordance with the provisions of Section 1705.2.

Exception: Special inspection of the steel fabrication process shall not be required where the fabricator does not perform any welding, thermal cutting or heating operation of any kind as part of the fabrication process. In such cases, the fabricator shall be required to submit a detailed procedure for material control which demonstrates the fabricator's ability to maintain suitable records and procedures such that, at any time during the fabrication process, the

Verify compliance with Section 6.2 of ACI 318 listed in Chapter 35.
1705.4.4 Concreting operations: During placing and curing of concrete, the special inspections listed in Table 1705.4.4 shall be performed.

**Table 1705.4.4
 REQUIRED INSPECTIONS DURING CONCRETING**

Reference for criteria	Required inspection
ACI 318 Section 5.8	1. Evaluation of concrete strength, except as exempted by Section 1908.3.1(3) of this code.
ACI 318 Chapter 4, Sections 5.2, 5.3, 5.4 and 5.8	2. Inspection for use of proper mix proportions and proper mix techniques.
ACI 318 Sections 5.9 and 5.10	3. Inspection during concrete placement for proper application techniques.
ACI 318 Sections 5.11, 5.12 and 5.13	4. Inspection for maintenance of specified curing temperatures and techniques.

Note a. ACI 318 listed in Chapter 35.

1705.4.5 Inspection during prestressing: Inspection during the application of prestressing forces shall be performed to determine compliance with Section 18.18 of ACI 318 listed in Chapter 35.

1705.4.5.1 Inspection during grouting: In buildings assigned to Seismic Performance Category C, D or E, in accordance with Section 1610.1.7, inspection during the grouting of bonded prestressing tendons in the structural seismic-resisting system shall be performed.

1705.4.6 Manufacture of precast concrete: The manufacture of precast concrete, as required by Section 1705.2, shall be subject to a quality control program administered by an approved agency.

1705.4.7 Erection of precast concrete: Erection of precast concrete shall be inspected for compliance with the approved plans and erection drawings.

1705.5 Masonry construction: The special inspections listed in Table 1705.5 shall be required for masonry construction where masonry is designed in accordance with ACI 530/ASCB 5/TMS 402 listed in Chapter 35.

1705.6 Wood construction: Special inspections of the fabrication process of wood structural elements and assemblies shall be in accordance with Section 1705.2. Special inspection is required for nailing, bolting, structural gluing or other fastening of the structural seismic-resisting system of buildings assigned to Seismic Performance Category C, D or E, in accordance with Section 1610.1.7.

1705.7 Prepared fill: The special inspections for prepared fill shall be as required by Sections 1705.7.1 through 1705.7.3. The approved report, required by Section 1804.1, shall be used to determine compliance.

1705.7.1 Site preparation: Prior to placement of the prepared fill, the special inspector shall determine that the site has been prepared in accordance with the approved report.

be tested by ultrasonic testing or other approved methods at a percentage rate established by the registered design professional responsible for the structural design. All partial penetration column splice welds designed for axial or flexural tension from seismic forces shall be tested.

1705.3.3.2.3 Base metal testing: Base metal having a thickness more than 1 1/2 inches (38 mm) and subject to through-thickness weld shrinkage strains shall be ultrasonically tested for discontinuities behind and adjacent to the welds after joint welding. Any material discontinuities shall be evaluated based on the criteria established in the construction documents by the registered design professional responsible for the structural design.

1705.3.3.3 Details: The special inspector shall perform an inspection of the steel frame to verify compliance with the details shown on the approved construction documents, such as bracing, stiffening, member locations and proper application of joint details at each connection.

1705.4 Concrete construction: The special inspections for concrete elements of buildings and structures and concreting operations shall be as required by Sections 1705.4.1 through 1705.4.7.

Exception: Special inspections shall not be required for:

1. Concrete footings of buildings three stories or less in height which are fully supported on earth or rock.
2. Nonstructural concrete slabs supported directly on the ground, including prestressed slabs on grade, where the effective prestress in the concrete is less than 150 psi (0.11 kg/mm²).
3. Plain concrete foundation walls constructed in accordance with Table 1812.3.2.
4. Concrete patios, driveways and sidewalks, on grade.

1705.4.1 Materials: In the absence of sufficient data or documentation providing evidence of conformance to quality standards for materials in Chapter 3 of ACI 318 listed in Chapter 35, the code official shall require testing of materials in accordance with the appropriate standards and criteria for the material in Chapter 3 of ACI 318 listed in Chapter 35. Weldability of reinforcement, except that which conforms to ASTM A706 listed in Chapter 35, shall be determined in accordance with the requirements of Section 1906.5.2.

1705.4.2 Installation of reinforcing and prestressing steel: The location and installation details of reinforcing and prestressing steel shall be inspected for compliance with the approved construction documents and ACI 318 (such as Sections 7.4, 7.5, 7.6 and 7.7) listed in Chapter 35. Welding or reinforcing of the structural seismic-resisting system shall be inspected for buildings assigned to Seismic Performance Category C, D or E, in accordance with Section 1610.1.7.

1705.4.3 Formwork: Forms for concrete, if used, shall be inspected for compliance with Section 6.1 of ACI 318 listed in Chapter 35, and with any additional design requirements indicated on the approved construction documents. Inspection of form removal and reworking shall be conducted to

STRUCTURAL TESTS AND INSPECTIONS

1. Equipment using combustible energy sources.
2. Electrical motors, transformers, switchgear unit substations and motor control centers.
3. Reciprocating and rotating-type machinery.
4. Piping distribution systems, 3 inches and larger.
5. Tanks, heat exchangers and pressure vessels.

1705.11.2 Component and attachment testing: The component manufacturer shall test or analyze the component and the component mounting system or anchorage for the design forces in Section 1610.6.4 for those components having a performance criteria factor of 1.0 or 1.5 in accordance with Section 1610.6.4. The manufacturer shall submit a certificate of compliance for review and acceptance by the registered design professional responsible for the design, and for approval by the code official. The basis of certification shall be by test on a shaking table, by three-dimensional shock tests, by an analytical method using dynamic characteristics and forces from Section 1610.6.4 or by more rigorous analysis. The special inspector shall inspect the component and verify that the label, anchorage or mounting conforms to the certificate of compliance.

1705.11.3 Component manufacturer certification: Each manufacturer of equipment to be placed in a building assigned to Seismic Performance Category E, in accordance with Section 1610.1.7, where the equipment has a performance criteria factor of 1.0 or 1.5 in accordance with Section 1610.6.4, shall maintain an approved quality control program. Evidence of the quality control program shall be permanently identified on each piece of equipment by a label.

1705.12 Sprayed cementitious and mineral fiber fire-resistive materials: Special inspections for sprayed cementitious and mineral fiber fire-resistive materials applied to structure elements shall be performed in accordance with Sections 1705.12.1 through 1705.12.5. Special inspections shall be based upon the fire-resistance design as designated in the approved construction documents.

1705.12.1 Structure element surface conditions: The surfaces of all structure elements to be sprayed shall be inspected before the application of the sprayed fire-resistive material to determine that such surfaces were prepared in accordance with the approved fire-resistance design and the manufacturer's approved written instructions.

1705.12.2 Application: The sprayed fire-resistive materials and the surfaces of the structure elements to be sprayed shall have a minimum ambient temperature before and after application until cured as specified in the manufacturer's approved written instructions. The area for spray application shall be ventilated during and after application as required by the manufacturer's approved written instructions to allow the sprayed fire-resistive materials to cure.

1705.12.3 Thickness: The average thickness of the cured sprayed fire-resistive material applied to structure elements shall not be less than the thicknesses required by the approved fire-resistance design. Thickness shall be determined by an approved method using samples of the sprayed fire-resistive materials selected in accordance with Sections 1705.12.3.1 and 1705.12.3.2.

**Table 1705.5
SPECIAL INSPECTIONS FOR MASONRY CONSTRUCTION**

Reference criteria		Inspection or test
ACI 530/ASCE 5/TMS 402	ASCE 6/ASCE 6/TMS 602	
Sec. 2.3	Sec. 1.4	1. Material Masonry strength
Sec. 3.2	Sec. 3.5	b. Application of mortar and grout Installation of masonry units
		d. Protection of masonry during cold weather (temperature below 40 degrees F) or hot weather (temperature above 100 degrees F)
		4. Inspection of welding of reinforcement, grouting, consolidation and reconsolidation for buildings assigned to Seismic Performance Category C, D or E, in accordance with Section 1610.1.7

Note a. The specific standards referenced are those listed in Chapter 35. Note b. Referenced criteria not applicable.

1705.7.2 During fill placement: During the placement and compaction of the fill material, the special inspector shall determine that the material being used and the maximum lift thicknesses comply with the approved report.

1705.7.3 Evaluation of in-place density: The special inspector shall determine, at the approved frequency, that the in-place dry density of the compacted fill complies with the approved report.

1705.8 Pile foundations: Special inspections of pile foundations are required as provided for in Section 1816.13 of this code.

1705.9 Pier foundations: Special inspection is required for pier foundations of buildings assigned to Seismic Performance Category C, D or E, in accordance with Section 1610.1.7.

1705.10 Wall panels and veneers: Special inspection is required for exterior and interior architectural wall panels and the anchoring of veneers for buildings assigned to Seismic Performance Category E, in accordance with Section 1610.1.7.

1705.11 Mechanical and electrical components: Mechanical and electrical components that are located in buildings assigned to Seismic Performance Category E shall be inspected, tested and certified as required by this section, in accordance with Section 1610.1.7.

1705.11.1 Component inspection: Special inspection is required for the installation of the following components where the component has a performance criteria factor of 1.0 or 1.5 in accordance with Section 1610.6.4.

From: "Rick Goduti" <gtrick@maine.rr.com>
To: "Mike Nugent" <MJN@portlandmaine.gov>
Date: Tue, Nov 11, 2003 5:57 PM
Subject: response to 11/05/03 comments Townhomes at Ocean East

Mike,
Please review the following responses in the order of your latest review dated 11/05/03.

- 1. Will change classification to 5B/1
- 2. There are no openings on the side walls of any unit types. The boiler rooms have fresh air intakes on the side walls, but the sizes are less than the max. allowable unprotected opening per table 705.3.
- 3. Section 721.7.1.2 says draftstopping is not required when buildings are equipped with a sprinkler system and there are no concealed spaces.
- 4. I have asked Corbin Findian to send you a copy of the soils report.
- 5. there are no basements without a daylight portion.
- 6. I will add a note to foundation details that require anchor bolts within 1' of all corners.

- 7. Structure is being reviewed
- 8. I am not familiar with a ul listing that specifically tests this detail. It is felt this detail provides a better rated assembly due to the fact that the gwb covers all areas except where the 3"x3" top chord penetrates to set on the top of plate. the amount of gwb cut in around framing is reduced significantly providing better continuity for the wall. also the 3"x3" thickness has a better firestop capacity than a 2x10 for instance.
- 9. Structure is being reviewed
- 10. The owners request was that no access to the attic be provided to the tenants. I suggested that we frame in the accessway, gwb over the opening and trim it. If necessary the fire department could break through, at which time the owner would put in a panel. What do you think?
- 11. I will adjust chimney to maintain min. distance of 10'

12. This detail has been reviewed by the architect, engineer, MSHA and contractor and we concluded that due to the nature of the ledge a cushion was the best option providing bearing from the ledge while avoiding any differential settlement or problems due to water moving through the ledge.

13. specifications call for the following at rated wall penetrations:
fire foam up to 2", fire caulking up not 4" and caulking and a collar over 4".

14. See sheet A2.5 elevation and partial elevation and detail 7 sh. A5.3 showing deck and stairrail heights.

I will have answers on the structure shortly. Let me know if there is anything else.

Rick Goduti

Memorandum

207-623-0016

To: Rick Goduti
From: Mike Nugent/Manager of Inspection Services
Date: 11/05/2003
Re: Ocean East (423 A004)

Thank you for the additional plans, here are some questions that have arisen as I review them, please respond in writing or provide additional technical:

- 1) This is classified as type 5A construction but the elements of construction are not consistent with type 5A listed in Table 602 of the 1999 BOCA.
What is the percentage of glazing/unprotected openings in the walls of the units that are closer than 30 feet to one another, ie buildings 15 and 16. See Table 705.3.
- 2) For the floor systems that exceed 500 square feet, the area must be divided into approximately equal areas not exceeding 500 sq. ft. The draft stopping must be installed parallel to the framing members.
Please forward (again I'm sorry!) the soils info so I can look in to the unbalanced backfill issue.
- 3) Do any of the buildings have basements that are not "daylight"? If so, vents/windows? Anchor bolt location relative to corners
- 4) In the typical floor details, there is an area adjacent to the stairways with no carrier. Please review detail 7 on A5.1, is there a UL listed assembly for the area where the top chord on the truss rests on the tenant separation wall?
- 5) Typical Framing details show nothing to carry the concentrated point load from the roof system, second floor window opening through the first floor slider opening to the foundation. Attic access is shown as "future", this must be done as a part of construction.
- 6) The chimney shown on page A2.5 is still closer than 10 feet to the closest structure and not feet above it.
- 7) Please provide Code justification for the Footing designs that are shallower than frost depth yet not on "solid rock" (1806.1)
- 8) Fire separation penetrations protection?
- 9) Exterior porch/deck/guard framing detail.

Memorandum

To: Rick Goduti

From: Mike Nugent/Manager of Inspection Services

Date: 11/05/2003

Re: Ocean East (423 A004)

Thank you for the additional plans, here are some questions that have arisen as I review them, please respond in writing or provide additional technical:

- 1) This is classified as type 5A construction but the elements of construction are not consistent with type 5A listed in Table 602 of the 1999 BOCA.
- 2) What is the percentage of glazing/unprotected openings in the walls of the units that are closer than 30 feet to one another, ie buildings 15 and 16. See Table 705.3.
- 3) For the floor systems that exceed 500 square feet, the area must be divided into approximately equal areas not exceeding 500 sq. ft. the draft stopping must be installed parallel to the framing members.
- 4) Please forward (again I'm sorry!) the soils info so I can look in to the unbalanced backfill issue
- 5) Do any of the buildings have basements that are not "daylight"? If so, vents/windows?
- 6) Anchor bolt location relative to corners
- 7) In the typical floor details, there is an area adjacent to the stairways with no carrier (look at Detail 7 on A5.1, is there a UL listed assembly for the area where the top chord on the truss rests on the tenant separation wall?)
- 9) Framing detail show nothing to carry the concentrated point load from the roof system, second floor window opening through the first floor slider opening to the foundation.
- 10) Attic access is shown as "future", this must be done as a part of construction.
- 11) The chimney shown on page A2.5 is still closer that 10 feet to the closest structure and not 2 feet above it.
- 12) Please provide Code justification for the Footing designs that are shallower that frost depth, yet not on "solid rock" (1806.1)
- 13) Fire separation penetrations protection?
- 14) Exterior porch/deck/guard framing detail.

**CITY OF PORTLAND, MAINE
PLANNING BOARD**

Jaimy Caron, Chair
Deborah Kritchels, Vice Chair
Mark Malone
Orlando E. DeLogu
Sarah Luck
Kevin Beal
Lee Lowry III

October 21, 2002

Mr. Corbin B. Findlan
Vice President
Realty Resources
247 Commercial Street
Rockport, ME 04856

RE: Ocean East of Portland, 739 Ocean Avenue
ID #2001-0289, CBI #423-A-004

Dear Mr. Findlan:

On October 8, 2002, the Portland Planning Board voted 5-0 (Caron, DeLogu absent) to approve your application for an 86-unit PRUD located at 739 Ocean Avenue. The Board found that the application was in conformance with the Site Location of Development Act. The Board also found that the application met the standards of the Subdivision and Site Plan ordinance of the Land Use Code with the following conditions:

- i. That an executed copy of the public access easement through the site must be submitted for review and approval by Corporation Counsel and that the easement shall be shown on the approved site plan, prior to issuance of a building permit.
- ii. There shall be a ten year extended stormwater management performance guarantee in an amount equal to the dollar cost estimate of the drainage related improvements included in the regular performance guarantee but not less than \$50,000. During the ten year period commencing with the release of the regular performance guarantee for site improvements, a drainage monitoring program will be undertaken by the City to evaluate post construction drainage and stormwater conditions for a variety of storm events as they occur. The cost of all monitoring shall be borne by the developer and its successors and interests. The extended stormwater management performance guarantee resources shall be used by the City to mitigate any problems, deficiencies, or defects of the stormwater management program and infrastructures on the site, as may be determined to be necessary by the Planning and Public Works Authorities and access to the site for these purposes shall be provided by the applicant.
- iii. That the applicant contribute \$5,000 for any proposed traffic calming work on Presumpscot Street and if determined necessary by the City's Traffic Engineer, the applicant shall pay for corrections or additional loops to the existing vehicle loop detection at the intersections of Washington Avenue/Ocean Avenue and Washington Avenue/Presumpscot Street.

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

The approval is based on the submitted site plan and the findings related to subdivision and site plan review standards as contained in Planning Report #60-02, which is attached.

x. That the recreation area by Building 14 be revised for the addition of a recreational amenity including a half basketball court at a minimum, for review and approval by staff.

ix. That, as an alternative to vinyl siding, the applicant use a wood or other more durable siding material for the entry level of the buildings on the accessed side of the building for review and approval by staff.

viii. That the City Arborist review and approved the landscaping plan, including preservation locations and measures.

vii. That the noise standard for the adjacent II zone be applied to the rock crusher, which is 60db during the day. Also, that the hours of crushing be the same as the blasting: 9:00 a.m. to 4:00 p.m.

vi. That a blasting plan be submitted for Planning Authority review and approval, which shall include provisions that a notice of blasting procedures and protocols (notice language to be reviewed and approved by the Planning Authority) be sent to residents and property owners within 1,000 feet from the property lines and that a pre-blast survey be offered to all building owners in this proximity.

v. That an executed Drainage Maintenance Agreement be submitted to staff for review and approval prior to issuance of a building permit.

iv. That the applicant revise the plans in accordance with the Development Review Coordinator's memo dated October 4, 2002.

Mr. Rick Godutt, Godutt/Thomas Architects, 44 Oak Street, Portland, Maine 04101

Correspondence File

Approval Letter File

Don Hall, Appraiser, Assessor's Office

Lt. Gaylen McDougall, Fire Prevention

Penny Littell, Associate Corporation Counsel

Jeff Tarling, City Arborist

Eric Labelle, City Engineer

Tony Lombardo, Project Engineer

Larry Ash, Traffic Engineer

Jodine Adams, Inspections

Marge Schmuckal, Zoning Administrator

Jay Reynolds, Development Review Coordinator

Kandice Talbot, Planner

Sarah Hopkins, Development Review Program Manager

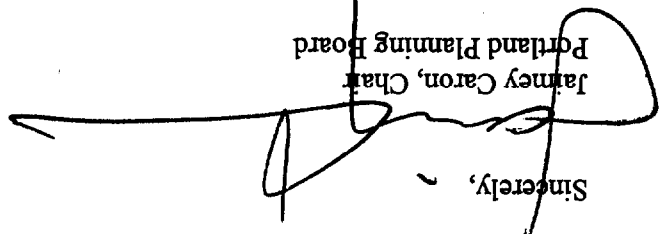
Alexander Jaegerman, Planning Division Director

Lee D. Urban, Planning and Development Department Director

cc:

Portland Planning Board

Jammy Caron, Chair



Sincerely,

If there are any questions, please contact the Planning Staff.

4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Works representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

From:

Marge Schmuckal

To:

Alex Jaegerman; Kandil Talbot; Lee Urban; Penny ...

Date:

Wed, Sep 4, 2002 9:07 AM

Subject:

Re: OceanEast - True Street Development

Lee,

I do have a lot of zoning issues. I was trying to set-up a meeting with Kandil who is the Planner involved with this one, but we haven't done that yet.

There are 18 buildings with a total of 86 units proposed. It is another complicated site because there are several zones involved R-3, R-5, and I-L. Both the R-3 & R-5 PRUD's have completely different ways of figuring out setbacks and compliance. So these types of projects are kind of a zoning nightmare to figure out.

Specifics:

Bldg #14 is showing a residential use in an Industrial Zone which is specifically prohibited.

Bldg #11 located in an R-5 zone is 146' long where the maximum length is 140'

Bldg #17 (4 DU) which is in an R-3 zone is showing 25' from the external property line instead of the 35' required. Bldg #14 (5 DU) appears to be close to the required 35' setback to the external property line, so I want to confirm that the developer realizes that the 35 feet is required (not 25').

I do not see in all the submittals what the gross area breakdown is for each Residential Zone nor do I see what the net area breakdown is for each Residential Zone. I would like to see that for compliance. Radcliff Glen had a similar double residential zone situation and they were able to give me all that information. So I would like to treat this development the same way.

I hope this helps you. We should be sitting down soon on this.

Marge

<<< Lee Urban 09/04 5:45 AM >>>

I need some specifics on issues associated with the above-captioned project. For example, is there an issue with a residential use in an industrial zone and what does that mean for the project?

Thanks. Why do I need specifics, you ask? Because Cheryl is very interested in the project and I need to be ready.

CC:

MARK ADELSON

From: Marge Schmuckal
To: Kandl Talbot
Date: Fri, Sep 27, 2002 2:36 PM
Subject: Ocean East - True Street

Kandl,
I have reviewed the latest site plan revision that I received from you at the Wednesday's site plan meeting.

I have found that the project is meeting the requirements of the zoning ordinance. The density requirements were reduced in the R-3 zone when the net land area calculations were refined. The current plans meet the reduced calculation requirements.

Building #14 is now a recreation building and not a residential building. Since part of this structure is in the I-L zone, it is required to meet the zoning uses. Recreational uses are allowable within the I-L zone. This building now meets the zoning requirements.

Building #11 that was longer than the R-5 zone permitted, is now being shown to meet the maximum length requirements.

All other setbacks for the buildings are now meeting the zoning requirements.

This project is now meeting the requirements of the zoning ordinance.

Marge Schmuckal
Zoning Administrator
9/27/02

CC: ALEX JAEGERMAN; Lee Urban; MARK ADELSON; PENN...

From: Marge Schmuckal
To: Kandi Talbot
Date: Mon, Sep 22, 2003 2:37 PM
Subject: Oceans East - True Street

Kandi,
We have a permit application to start construction on this project. Although I see that you have signed off on site plan, there are several requirements that need to be done PRIOR to issuing a building permit. Have all those items been done? Can a building permit be issued? If not, please let us know by e-mail when that can be done.
Marge

CC: MARK ADELSON; Mike Nugent

REALTY RESOURCES
CHARTERED

Memorandum

To: Mike Nugent
City of Portland Building Inspections

From: Corbin B. Findlan
CBF

Date: 9.09.03

RE: Townhomes at Ocean East

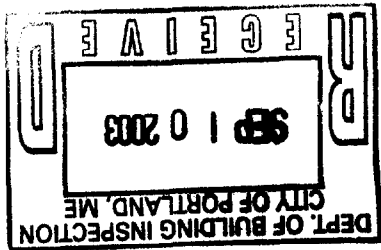
Ocean Ave

Mike,

Enclosed check for \$30,000 as partial payment for building permit on above referenced project. The anticipated first phase of the project involves buildings # 13, 14, 15, 16, 17 and 18. I will have check for balance of buildings in total project to your office by end of next week at the latest.

I appreciate whatever can be done to move this project through the City review process, and make myself available to you or your staff in whatever way I can assist.

Thanks
Corbin



From: Marge Schmuckal
To: Kandl Talbot
Date: Mon, Sep 22, 2003 4:28 PM
Subject: Oceans East - True St.

Kandl,
Everything else is ok on my review of this- number of units is still 66- Number of parking places is still 190 spaces. When you have the revised site plan showing building #5 being a minimum of 35 feet to the external subdivision line, I can sign off for zoning. I have been told by Corbin Findlan that the Density Calcs have not changed.

Before I can do a final sign-off, I will pass this on to Mike to start his review.

Marge

CC: Gaylen Mc Dougal; MARK ADELSON; Mike Nugent; ...

10/14/03
revised
the
path
→
↑
36' shown
35' min

RICK GODUTI



THANK YOU,

PLEASE CALL WITH ANY QUESTIONS:

JOHN RYAN OF WRIGHT RYAN CONSTRUCTION AND I WOULD BE HAPPY TO COME AND REVIEW THE DRAWINGS WITH IF THAT WOULD BE HELPFUL.

THE DRAWINGS AND SPECIFICATIONS ALSO ARE BEING SUBMITTED TO THE STATE FIRE MARSHALL'S OFFICE FOR REVIEW.

THE PERMIT FEE WILL BE COMING FROM CORBIN FINDLAN AT REALTY RESOURCES IN ROCKPORT, MAINE. THE FEE WILL BE IN \$60,000.00 TO \$70,000.00 RANGE. WILL THE ENTIRE FEE HAVE TO PAID WITH THE APPLICATION SUBMISSION?

A COMPLETED PERMIT APPLICATION WILL COMING UNDER SEPARATE COVER.

THE DRAWINGS ARE FULL SCOPE EXCEPT FOR SPRINKLER WHICH WILL BE A DESIGN/BUILD 13R SYSTEM.

PLEASE FIND ACCOMPANYING 90% DRAWINGS AND SPECIFICATIONS FOR TOWNHOMES AT OCEAN EAST TO BE LOCATED OFF BOTH OCEAN AVE. AND PRESUMPSHOT ST.. THE PROJECT HAS BEEN APPROVED BY THE PLANNING BOARD. THE OWNER IS SATISFYING THE PLANNING BOARD CONDITIONS, WRIGHT RYAN CONSTRUCTION HAS BEEN SELECTED AS CONTRACTOR AND WE HOPE TO BEGIN CONSTRUCTION EARLY THIS FALL.

DEAR MIKE

RE: TOWNHOMES @ OCEAN EAST, PORTLAND, MAINE

MIKE NUGENT
INSPECTION SERVICES MANAGER
CITY OF PORTLAND
389 CONGRESS ST.
PORTLAND, MAINE 04101

TO:

AUGUST 15, 2003



44 oak street
portland, maine 04101
207-775-3184



From: Marge Schmuckal
To: Kandl Talbot
Date: Tue, Oct 14, 2003 12:25 PM
Subject: Oceans East

Kandl,
You have not shown me the revisions to this subdivision that I need to do a sign off on their permit. There was a setback problem that they had to correct. Corbin said that he got that to you a while back. I am going on vacation for two weeks starting next Monday. I would like to get this off my desk.
Thanks,
Marge

10/14/03
received revised site plan

Applicant: Oceanside - Fire Dept
Address: Oceanside - Fire Dept
C.B.L: 423A-004

CHECK-LIST AGAINST ZONING ORDINANCE
#03-1100

Date - New
Zone Location - R-5 - majority zone

Proposed Use/Work - to construct 18 buildings for a total of 86 units
Interior or corner lot -
Zone Location - R-3, I-1

City - min. Building setback from exterior property lines
Sewage Disposal -
Lot Street Frontage - 30' min. - 25' min. -
40' max (6 max) " " " " - 35' min.

Front Yard - 10-14-03 - (R-5) - 35' min.
Rear Yard -
Projections - (R-3) - 100' for bldgs w/ porches & 140' for bldgs w/ garages
Bldg Length of Bldg -
Bldg length - 100' (140' max) = 25' min.
Bldg length - 100' (140' max) = 25' min.

Width of Lot - (R-5) - 140' MAX - MAX length of Bldg
MIN Distance between detached TRAD D.U.
MIN Distance between detached TRAD D.U.

Height - (R-3) - 16' min
Lot Area - (R-5) - None req.
Lot Coverage/Impervious Surface -
GROSS ACRES REQUIRED - (R-3) - min 3 GROSS ACRES (130/680)
GROSS ACRES REQUIRED - (R-5) - min 2 GROSS ACRES (50/250)

Area per Family - (R-3) (R-5) = 125' min
Off-street Parking - (R-3) (R-5) - 102/125
MIN Netland Area - (R-3) (R-5) - 53,831 sq ft
MIN Netland Area - (R-3) (R-5) - 102/125

Loading Bays - (R-3) (R-5) - 3,000 sq ft = 85,853
Mm. Recreational Area - (R-3) (R-5) - 300 sq ft = 18,000
Mm. Recreational Area - (R-3) (R-5) - 300 sq ft = 18,000

Site Plan -
Flood Plains -
Shoreland Zoning/Stream Protection -
Zone X
2x86 = 172
86 + 6 = 14.3
186.3 spaces req - 190 sq. ft. shown

[Handwritten signature]

TABLE WITH 4 COLUMNS

FIGURE NO. 1-201-20

DATE OF SURVEY



100-201-20
 100-201-20
 100-201-20
 100-201-20