



CITY OF PORTLAND, MAINE

Department of Building Inspection

Certificate of Occupancy

LOCATION 840 Ocean Ave

CBL 416A A003001

Issued to Ocean Ridge Realty Llc Patrick Tinsman

Date of Issue 06/15/2004

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 03-0403 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Unit #8

APPROVED OCCUPANCY

residential condo

Use group: R3

Type: 5B

(Boca 1999)

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

6/15/04

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 030824

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that Ocean Ridge Realty Llc /Pat Tinsman
has permission to Build Units 5,6,7,8 of 46 unit condominium project
AT 840 Ocean Ave Portland, OR 97231 416A A003001

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] 7/24/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0824	Date Applied For: 07/15/2003	CBL: 4 16A A003001
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Location of Construction: 840 Ocean Ave	Owner Name: Ocean Ridge Realty Llc	Owner Address: 84 Ocean Ave	Phone: () 650-3965
Business Name:	Contractor Name: Patrick Tinsman	Contractor Address: 91 Old Ocean House Rd. Cape Elizabe	Phone (207) 650-3965
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	

Proposed Use: Units 5,6,7,8 of 46 unit condominium project	Proposed Project Description: Build Units 5,6,7,8 of 46 unit condominium project
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 07/17/2003
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) There shall be NO stairs or constructed decks on the rear of these units or the required thirty-five (35) foot setback from the external property lines will not be met. The plans only show patio blocks which is acceptable.			
Dept: Building	Status: Pending	Reviewer:	Approval Date:
Note:	Ok to Issue: <input type="checkbox"/>		

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-0824	Issue Date: JUL 25 2003	CBL: 416A A003001
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Location of Construction: 840 Ocean Ave	Owner Name: Ocean Ridge Realty Llc	Owner Address: 84 Ocean Ave CITY OF PORTLAND	Phone: 650-3965
Business Name:	Contractor Name: Patrick Tinsman	Contractor Address: 91 Old Ocean House Rd. Cape Elizabe	Phone: 2076503965
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	Zone: R3

Past Use: vacant land	Proposed Use: Units 5,6,7,8 of 46 unit condominium project	Permit Fee: \$4,821.00	Cost of Work: \$500,000.00	CEO District: 2	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: 5A 7/24/03 Signature: <i>[Signature]</i>
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Proposed Project Description: Build Units 5,6,7,8 of 46 unit condominium 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: kwd	Date Applied For: 07/15/2003	Zoning Approval	
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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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 7 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i># 2003-0056</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>7/17/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	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: <i>[Signature]</i>
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653-7815 Mike
650-3965 Pat

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
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E PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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8/4/03 Backfill inspector Fabric in place. OK to backfill
1st Building only JN

9-11-03 Checked foundation forms contacted soil
Kevin Co. Did set back insp. now

9-19-03 Inspected rock piping weatherproofing
& felt OK to backfill
now

3/22/04 Framing, plumbing OK. JN

2/2/05 Final. unit 22 only. OK. per clo subject to
D. memo from DRC ② Copy of sprinkler paperwork from
FD. JN

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

_____ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

Footing/Building Location Inspection: Prior to pouring concrete

Re-Bar Schedule Inspection: Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

_____ **Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

_____ **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

_____ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Pat R
Signature of applicant/designee

9-24-03
Date

Signature of Inspections Official

Date

CBL: 416 A A003 Building Permit #: 03-0824



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 840 Ocean Ave

CBL 416A A003001

Issued to Ocean Ridge Realty Llc /Patrick Tinsman

Date of Issue 07/15/2004

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 03-0824, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Unit #5 Only

APPROVED OCCUPANCY

Use Group: R3 Type: 5A
(Boca 1999)

Limiting Conditions:

This certificate is being issued subject to a final electrical inspection to be conducted by Michael Collins no later than 07/31/04.

**This certificate supersedes
certificate issued**

Approved:

7/15/04
.....
(Date)

Jon Reed
.....
Inspector

Michael Collins
.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 840 Ocean Ave

CBL 416A A003001

Issued to Ocean Ridge Realty Llc /Patrick Tinsman

Date of Issue 07/15/2004

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 03-0824, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Unit #7 Only

APPROVED OCCUPANCY

Use Group: R3 Type: 5A
(Boca 1999)

Limiting Conditions:

This certificate is being issued subject to a final electrical inspection to be conducted by Michael Collins no later than 07/31/04.

This certificate supersedes
certificate issued

Approved:

7/15/04

(Date)

Inspector

Handwritten signature of Chief of Buildings

7/16/04

Inspector of Buildings

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 840 Ocean Ave

CBL 416A A003001

Issued to Ocean Ridge Realty Llc /Patrick Tinsman

Date of Issue 09/15/2004

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 03-0824, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Unit #6 Only

APPROVED OCCUPANCY

Use Group: R3 Type: 5A
(Boca 1999)

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

9/15/04

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

11/20/04
30/1/04-4

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0824	Date Applied For: 07/15/2003	CBL: 416A A003001
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Location of Construction: 840 Ocean Ave	Owner Name: Ocean Ridge Realty Llc	Owner Address: 84 Ocean Ave	Phone: () 650-3965
Business Name:	Contractor Name: Patrick Tinsman	Contractor Address: 91 Old Ocean House Rd. Cape Elizabe	Phone: (207) 650-3965
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	

Proposed Use: Units 5,6,7,8 of 46 unit condominium project	Proposed Project Description: Build Units 5,6,7,8 of 46 unit condominium project
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/17/2003
Note: **Ok to Issue:**

1) There shall be NO stairs or constructed decks on the rear of these units or the required thirty-five (35) foot setback from the external property lines will not be met. The plans only show patio blocks which is acceptable.

Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 07/24/2003
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 07/21/2003
Note: **Ok to Issue:**

1) the sprinkler system shall be installed in accordance with NFPA 13R and tested in accordance with the appropriate standard. The test results shall be submitted to the Portland Fire Department

Soil type/Presumptive Load Value (Table 401.4.1)	2000 PSE	
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	24" x 10 w/# 4 REBAR.	
Foundation Drainage Dampproofing (Section 406)	NEED -	
Ventilation (Section 409.1) Crawls Space ONLY	<u>BASEMENTS</u> → WALKOUT BASEMENTS	
Anchor Bolts/Straps (Section 403.1.4)	5/8" x 12 BOCT 36"	
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	NEED	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	FULL SPAN TRUSSE ^{FLOOR}	
Sill/Band Joist Type & Dimensions	2x6 PT. SICC	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	16" OPEN WEB TRUSSES	
Second Floor Joist Species Dimensions and Spacing Table (503.3.1(1) & Table 503.3.2(1))	↓ 24" O.C. 40 CBS PER SQ FT	

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))		
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	LVL R1D 2x12 SHOWN - TABLE 802.5.1 W 2x4 TR 17'5" SHOWN 17'2" ALLOWED	
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	FLOOR 3/4" INCH SUREPLY FLOOR PLYWOOD ROOF 5/8" PLY 1/2" PLY WALLS W/ GYP (INT)	
Fastener Schedule (Table 602.3(1) & (2))		
Private Garage Section 309 and Section 407 1999 BOCA) Living Space? (Above or beside)	5/8" FIRE CODE GWB WALLS + CEILING	
Fire separation		
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	1 HR DOOR	
Egress Windows (Section 310)	FULLY SPRINKLED	
Roof Covering (Chapter 9)	30 YEAR ASPHALT	
Safety Glazing (Section 308)	04 ON AZ NOT SHOWN ON SHROOGE TEMPERED	
Attic Access (BOCA 1211.1)	ATTIC AREA OVER 30' NOT SHOWN	
Draft Stopping around chimney	NOT SHOWN	

NEED HVAC & FIREPLACE
INFO

3.2 x 12.5
IN BRICK 2' 1" ~~WALL~~

Header Schedule	ON PLAN	
Type of Heating System	NOT SHOWN	
Stairs		
Number of Stairways	3 PER UNIT INTERIOR	7 5/8 RISER 10" TREAD
Interior		
Exterior		
Treads and Risers (Section 314)		
Width	3' 1"	
Headroom	6' 8" CLEAR	
Guardrails and Handrails (Section 315)		INTERIOR ENCLOSED WALLS W/ 34" HANDRAIL NO EXTERIOR (WARD) DETAILS
Smoke Detectors Location and type/Interconnected		
Plan Reviewer Signature		

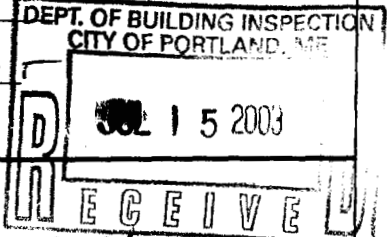
See Chimney Summary Checklist

2545-66C

03-0824

All Purpose Building Permit Application

If you or the property owner **owes** real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Total Square Footage of Proposed Structure <u>6000 ±</u>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>416</u> Block# <u>AA</u> Lot# <u>003</u>		Owner: <u>OCEAN RIDGE REALTY LLC</u>	Telephone: <u>650-3265</u>
Lessee/Buyer's Name (If Applicable) <u>NICK TINSWANT</u>		Applicant name, address & telephone:	Work Cost <u>\$500,000</u> Fee: \$ <u>Bldg Fee 4,521.00</u> <u>Copy 300.00</u> <u>TOTAL 4,821.00</u>
Current use: <u>RAW LAND</u>		If the location is currently vacant, what was prior use: _____	
Approximately how long has it been vacant: _____		Proposed use: <u>46 UNIT CONDOMINIUM PROJECT</u>	
Project description: <u>FOR UNITS 5, 6, 7 & 8</u>			
Contractor's name, address & telephone:			
Who should we contact when the permit is ready: <u>PATRICK TINSWANT</u>		Mailing address: <u>91 OLD OCEAN HOUSE RD</u> <u>CARROLLZBORO MAINE 04107</u>	
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up.		PHONE: <u>650-3265</u>	

col

Signature of applicant: [Signature] Date: 7-15-03

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



CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101.

Tel. - 207-874-8703

Fax - 207-874-8716

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

FROM DESIGNER: JOHN H. LEASURE - ARCHITECT, INC.
L & L STRUCTURAL ENGINEERING SERVICES I

DATE: APRIL 28, 2003

Job Name: OCEAN RIDGE CONDOMINIUMS

Address of Construction: 852 OCEAN AVE

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

Construction project was designed according to the building code criteria listed below:

Building Code and Year BOCA 1999 Use Group Classification(s) R3
Type of Construction SA Bldg. Height 32'-8" Bldg. Sq. Footage 2888 SF HABITABLE 1132 SF GARAGES.
Seismic Zone Z/A_v = 0.10 Group Class CATEGORY II
Roof Snow Load Per Sq. Ft. 42 PSF Dead Load Per Sq. Ft. 15 PSF
Basic Wind Speed (mph) 85 MPH Effective Velocity Pressure Per Sq. Ft. 28 PSF
Floor Live Load Per Sq. Ft. 40 PSF

Structure has full sprinkler system? Alarm System? Yes
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the
Portland Fire Department.

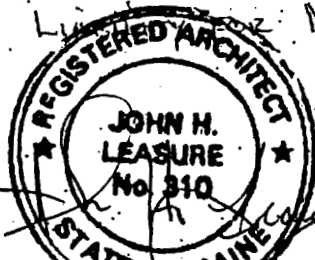
Is structure being considered unlimited area building: Yes No

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

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

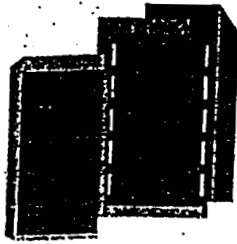
WE ASSUME NO LOADS FOR MECHANICAL, ELECTRICAL OR

PSH 6/07/2K



(Designers Stamp & Signature)





**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: JOHN H. LEASURE ARCHITECT INC.

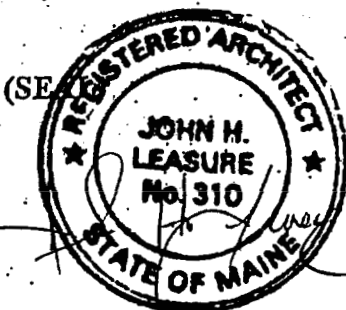
RE: Certificate of Design.

DATE: APRIL 28 2003

These plans and/or specifications covering construction work on:

OCEAN RIDGE CONDOMINIUMS (UNITS 5-8)
852 OCEAN AVE.

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

Title

Firm

Address

[Handwritten Signature]

PRESIDENT

JOHN H. LEASURE ARCHIT. INC.

SIX Q ST S.P. ME
04106

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 6/20/21

WE ASSUME NO LIABILITY FOR MECHANICAL, ELECTRICAL, OR CIVIL ENGINEERING

Applicant: Ocean Ridge Realty LLC Date: 7/17/03
Address: 840-846 Ocean Ave C-B-L: 416-A-A-003

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Dev. #03-0824

Zone Location - R-3 PRUD

Interior or corner lot -

Proposed Use/Work - construct units #5, #6, #7, #8 of 46 unit

Sewage Disposal - City

Lot Street Frontage - 50'

check
→

Front Yard - **I** - min setback from ~~external~~ subdivision prop lines 35 feet (4 units attached) - 35' shown

Rear Yard -

Side Yard - **II** - min distance between detached PRUD bldg

Projections - 16' min - 16' shown

Width of Lot - **III** recreation areas shall be located at least 25' from dwelling units - well over 25'

Height - 35' max - 33.25' average shown

Lot Area - PRUS min 3 gross acres - 10.08 acres given

Lot Coverage/ Impervious Surface - see original CALCS

Area per Family -

Off-street Parking - see original CALCS

Loading Bays - N/A

Site Plan - originally #2003-0056

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

PATIOS only No constructed decks & setbacks won't be met
or stairs -