

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-1393	Issue Date: 10/22/04	CBL: 416A A003001
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Location of Construction: 44 Ridge Rd	Owner Name: Ocean Ridge Realty Llc	Owner Address: 84 Ocean Ave	Phone:
Business Name:	Contractor Name: Patrick Tinsman	Contractor Address: 91 Old Ocean House Rd. Cape Elizabe	Phone 2076503965
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: R-3

Past Use:	Proposed Use: 3 unit Condominium units 27, 28, 29	Permit Fee: \$3,396.00	Cost of Work: \$350,000.00	CEO District: 4	PRUD
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Proposed Project Description: 3 unit Condominium units 27, 28, 29	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB 10/22/04 Signature: [Signature]
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: Idobson	Date Applied For: 09/14/2004	<b>Zoning Approval</b>
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Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Denied Date: 9/23/04 ok with computer	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 Landmar <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: [Signature]
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**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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<b>Location of Construction:</b> 44 Ridge Rd	<b>Owner Name:</b> Ocean Ridge Realty Llc	<b>Owner Address:</b> 84 Ocean Ave	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Patrick Tinsman	<b>Contractor Address:</b> 91 Old Ocean House Rd. Cape Elizabe	<b>Phone</b> (207) 650-3965
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial	

3 unit Condominium units 27, 28, 29

3 unit Condominium units 27, 28, 29

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 09/23/2004**Note:****Ok to Issue:** 

- 1) There shall be a minimum of 16 feet between structures. Exactly 16 feet is being shown. The Code Enforcement Officer may require professional verification of this required setback.
- 2) There shall be a minimum of 25 feet *to* the external property line. Exactly 25' is being shown. The Code Enforcement Officer may require professional verification of this required setback.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 10/12/2004**Note:****Ok to Issue:** 

- 1) All previous conditions of approval apply to this structure.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 09/27/2004**Note:****Ok to Issue:** 

- 1) the sprinkler system shall be installed in accordance with NFPA standards

Location/Address of Construction: 44 RIDGE Rd PORTLAND

Total Square Footage of Proposed Structure | Square Footage of Lot

Tax Assessor's Chart, Block & Lot  
Chart# 416 Block# AA Lot# 3  
Owner: OCEAN RIDGE REALTY  
9101 Ocean House Rd  
Telephone: 650-3965  
Cyril S

Lessee/Buyer's Name (if Applicable) | Applicant name, address & telephone: PATRICK TINSMAN  
cost of Work: \$ 350,000  
Fee: \$

Current use: Coconut Lane

If the location is currently vacant, what was prior use: \_\_\_\_\_

Approximately how long has it been vacant: \_\_\_\_\_

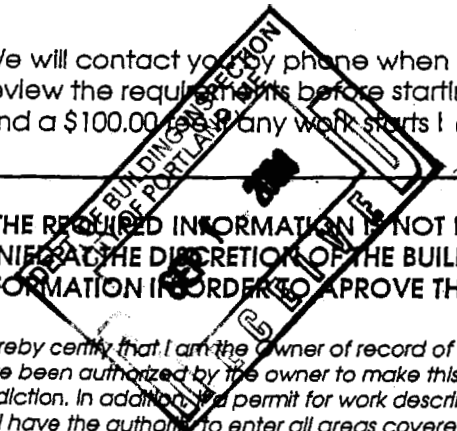
Proposed use: 3<sup>rd</sup> UNIT CONDOMINIUM UNITS 27, 28, 29  
Project description:

Contractor's name, address & telephone: PATRICK TINSMAN

Who should we contact when the permit is ready: Above

Mailing address:

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 fine if any work starts before the permit is picked up. PHONE: 650 3965



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT

I hereby certify that I am the owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: [Signature] Date: 9-14-04

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

LETTER OF TRANSMITTAL

JOHN H. LEASURE - ARCHITECT, INC.  
Six Q Street  
South Portland, ME 04106

Date: 8-23-04	Job No: 0301
Attn: PAT, MIKE.	
Re: Units 27-29	

TO: OCEAN RIDGE REALTY  
91 OLD OCEAN HSE RD  
C.E. ME 04107

- WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:
- Shop Drawings  Prints  Plans  Samples  Specifications
- Copy of Ltr  \_\_\_\_\_

Copies	Date	No.	Description
2 EA	8-02		SITE, S1-S8, A1-A13 (24x36)
1 EA	8-02		" " " (11x17)
1 EA	-		CITY OF PORTLAND CERTIFICATION (2 @ 8 1/2 x 11)

THESE ARE TRANSMITTED as checked below:

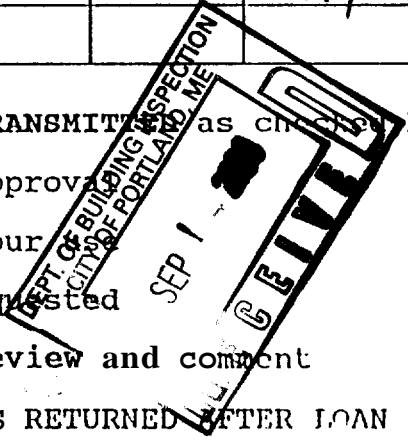
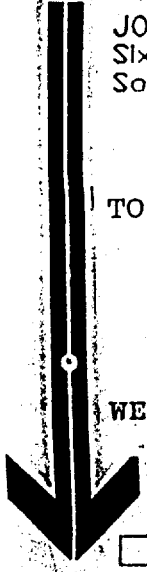
- |   |   |
|---|---|
| <input type="checkbox"/> For approval                     | <input type="checkbox"/> Approved as submitted              |
| <input checked="" type="checkbox"/> For your review       | <input type="checkbox"/> Approved as noted                  |
| <input type="checkbox"/> As requested                     | <input type="checkbox"/> Returned for corrections           |
| <input type="checkbox"/> For review and comment           | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | <input type="checkbox"/> _____                              |

REMARKS: FOR CITY BLDG PERMITS & CONTRACTOR  
REVIEW SET.

COPY TO: FILE

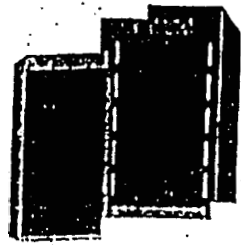
SIGNED: \_\_\_\_\_

If enclosures are not as noted, kindly notify us at once.



416 AA3

UNITS 27-29



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.

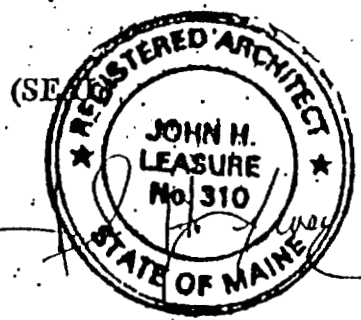
RE: Certificate of Design

DATE: AUGUST 23, 2004

These plans and/or specifications covering construction work on:

OCEAN RIDGE CONDOMINIUMS (UNITS 27-29)  
852 OCEAN AVE, PORTLAND, ME.

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: PRESIDENT  
Firm: JOHN H. LEASURE ARCHIT. INC.  
Address: SIX Q ST. S.P. ME 04106

As per Maine State Law:

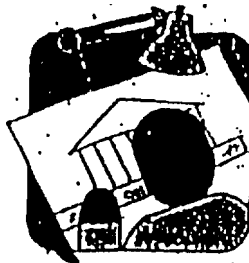
\$50,000.00 or more in new construction; repair, expansion, addition, or modification for Building or Structures; shall be prepared by a registered design Professional.

PS11 6/20/2k

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

916 AA 3

UNITS 27-29



# CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

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

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

DATE: JULY 30, 2004

Job Name: OCEAN RIDGE CONDOMINIUMS

Address of Construction: 852 OCEAN AVE PORT. ME.

### 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 5B Bldg. Height 35'-6 1/2" Footprint 909 SF - GARAGES  
Bldg. Sq. Footage 2214 SQ. FT.

Seismic Zone 2/A<sub>v</sub> = 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. 2.8 PSF

Floor Live Load Per Sq. Ft. 40 PSF

Structure has full sprinkler system? Yes  No  Alarm System? Yes  No

Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

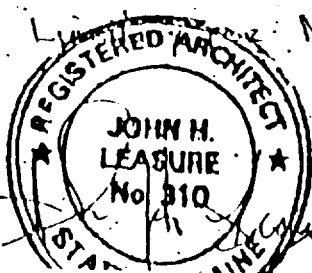
Is structure being considered unlimited area building: Yes  No

If mixed use, what subsection of 313 is being considered \_\_\_\_\_

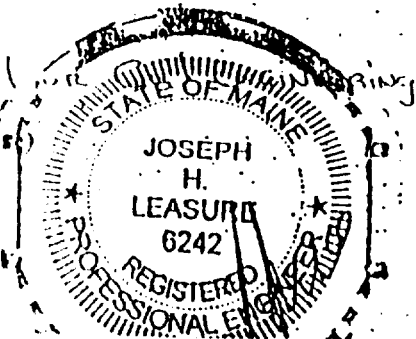
List Occupant loading for each room or space, designed into this Project.

WE ASSUME NO LUMINOUS MECHANICAL, ELECTRICAL

PSH 6/07/1K



(Designers Stamp & Signature)



416 AA 3