

Form # P04

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

## BUILDING INSPECTION

PERMIT ISSUED

Permit Number: 041784

JAN 12 2005

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

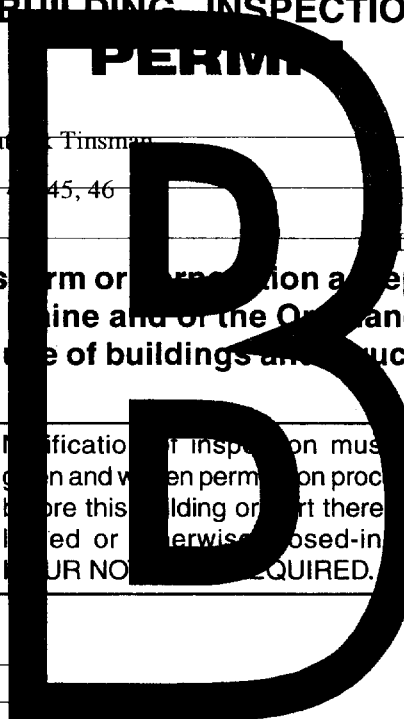
This is to certify that Ocean Ridge Realty Llc / Patrick Tinsman

has permission to 3 unit Condominium / units 45, 46

AT 44-45-46 Ridge Rd

416A A003017

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of the State 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 procedure before this building or part thereof is started or otherwise proposed in 4 HOUR NO. REQUIRED.

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

### OTHER REQUIRED APPROVALS

Fire Dept. W.A.M.S.

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*[Signature]* 1/10/05  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD (

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

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

Location of Construction: <i>44-45 Flg Ridge Rd</i> <del>8 Ocean Ave</del>		Owner Name: Ocean Ridge Realty Llc	Owner Address: 84 Ocean Ave	Permit No: 04-1784	Issued Date: <b>PERMIT ISSUED</b> JAN 12 2005	CBL: 416A A003017
Business Name:		Contractor Name: Patrick Tinsman	Contractor Address: 91 Old Ocean House Rd Cape Elizabeth, ME 04107	Phone:		
Lessee/Buyer's Name		Phone:	Permit Type: Commercial	Zone: R-3		
Past Use: Vacant Land		Proposed Use: 3 unit Condominium / units 44, 45, 46	Permit Fee: \$4,296.00	Cost of Work: \$450,000.00	CEO District: 4	PR4P
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied			INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>11/10/05</i> Signature: <i>[Signature]</i>			
Signature: <i>[Signature]</i>			Signature: <i>[Signature]</i>			
'EDESTRIAN 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: 11/30/2004		<b>Zoning Approval</b>		
Special Zone or Reviews		Zoning Appeal		Historic Preservation		
<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"/> Date: <i>12/2/04</i>		<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____		<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 Denied <i>[Signature]</i> Date: _____		

**CERTIFICATION**

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

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

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

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

<b>Permit No:</b> 04-1784	<b>Date Applied For:</b> 1113012004	<b>CBL:</b> 4 16A A0030 17
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<b>Location of Construction:</b> Ridge Rd (unit 44,45,46)	<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	

<b>Proposed Use:</b> 3 unit Condominium / units 44, 45, 46	<b>Proposed Project Description:</b> 3 unit Condominium / units 44, 45, 46
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Dept: Zoning      Status: Approved      Reviewer: Marge Schmuckal      Approval Date: 12/02/2004  
 Note:      Ok to Issue:

Dept: Building      Status: Approved with Conditions      Reviewer: Mike Nugent      Approval Date: 01/10/2005

Note:      Ok to Issue:

1) see planning conditions

Dept: Planning      Status: Approved with Conditions      Reviewer: Kandi Talbot      Approval Date: 04/02/2003

3.5 x 12" 6' opening

Header Schedule	On PLAN	
Type of Heating System	NOT STAIRS	
Stairs		
Number of Stairways	3 DECK UNITS 1 W/STAIRS	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)		
Smoke Detectors		
Location and type/Interconnected	INTERIOR ENCLOSED W/RAIS w/ 3/4" HANDRAIL N/A	GUARD RAILS
Plan Reviewer Signature		

See Chimney Summary Checklist

2545-66C

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))	VL R12 W 2x4	SPAN 12' 12'0" HORIZONTAL	TRUSS R-POLE 5.1
Sheathing; Floor, Wall and roof (Table 503.2.1(1))		FLOOR 3/4" PLY ROOF 5/8" PLY	STANDARD PLYWOOD PART WALLS W/ GYPSUM
Fastener Schedule (Table 602.3(1) & (2))			
<b>Private Garage</b> 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	1 HR DOOR		
Door Sill elevation (407.5 BOCA)			
Egress Windows (Section 310)	FULLY SPRINKLED		
Roof Covering (Chapter 9)	30 YEAR ASPHALT		
Safety Glazing (Section 308)	ON RZ M4 NOT SHOWN ON SHEETS	BEAR	TEMPERATURE
Attic Access (BOCA 1211.1)	ATTIC AREA OVER 30'	NOT SHOWN	
Draft Stopping around chimney	NOT SHOWN		

NEED ATTIC & FIRE RATED  
W/ PLY

Soil type/Presumptive Load Value (Table 401.4.1) 2000 PSF

### STRUCTURAL

Roofing 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)  
Clears Space ONLY

BASEMENT  
WALK OUT BASEMENTS

Anchor Bolts/Straps (Section 403.1.4)

5/8" x 12 Bolt 36 in

Lally Column Type,  
Spacing and footing sizes (Table 502.3.4(2))

NEED

Built-Up Wood Center Girder  
Dimension/Type

FULL SPAN TRUSS  
FEET

(Table 502.3.4(2))

Sill/Brand Joist Type & Dimensions

2x6 BRSSC

First Floor Joist Species  
Dimensions and Spacing  
(Table 503.3.1(1) & Table 503.3.2(1))

16" OPEN  
W/ 2 BRSSCS

Second Floor Joist Species  
Dimensions and Spacing (Table 503.3.1(1) &  
Table 503.3.2(1))

24" O.C.  
W/ 2 BRSSCS

# 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.

Location/Address of Construction: <u>852 GLEAN AVE OCEAN RIDGE CONDOMINIUMS</u>		
Total Square Footage of Proposed Structure <u>2100 + -</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>416</u> Block# <u>A A</u> Lot# <u>00307</u>	Owner: <u>OCEAN RIDGE REALTY LLC</u>	Telephone: <u>650-3965</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>PATRICK TINSWAN</u>	Cost Of Work: \$ <u>450,000</u> Fee: \$
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>3 UNIT CONDOMINIUM 44, 45, 46</u>		
Project description:		
Contractor's name, address & telephone: <u>PATRICK TINSWAN</u>		
Who should we contact when the permit is ready: _____		<u>130700</u>
Mailing address: <u>91 OLD OCEAN HOUSE N. CAN</u>		<u>04107</u>
We will contact you by review the requirements, and a \$100.00 fee if any		come in and pick up the permit and per. A stop work order will be issued PHONE: <u>650-3965</u>

IN PDF  
FORMAT

IF THE REQUIRED INFORMATION IS DENIED AT THE DISCRETION OF THE CITY PLANNING DEPARTMENT, THE PERMIT WILL BE AUTOMATICALLY DENIED. YOU MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO OBTAIN A PERMIT.

IF THE PERMIT WILL BE AUTOMATICALLY DENIED, YOU MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO OBTAIN A PERMIT.

I hereby certify that I am the Owner and have been authorized by the owner to apply for this permit. In addition, if a permit is issued, I shall have the authority to enter all information on this permit.

I hereby certify that I am the Owner and have been authorized by the owner to apply for this permit. In addition, if a permit is issued, I shall have the authority to enter all information on this permit.

Signature of applicant: [Signature]

Phone: 11-30-04

**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 4<sup>th</sup> floor of City Hall**

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

LETTER OF TRANSMITTAL

TO: OCEAN RIDGE REALTY  
91 OLD OCEAN HSE ROAD  
CAP LIZARD, ME

Date: <u>11-10-04</u>   Job No: <u>0301</u>
Attn: <u>FAT TINSMAN</u>
Re:
<u>UNITS 44-46</u>

WE ARE BENDING YOU  Attached

Under separate cover via \_\_\_\_\_  
 the following items:

Shop Drawings  Prints  Plans  Samples  Specifications

Copy of Ltr  \_\_\_\_\_

Copies	Date	No.	Description
1 EA	11.10	24x36	S1 THRU S9
1 EA	11.10	24x36	A1 - A14
1 EA	11.10	24x36	SITE PLAN, TITLE SHEET
1 EA	11.10	11x17	

THESE ARE TRANSMITTED as checked below:

- |  |   |
|--|---|
| <input type="checkbox"/> For approval            | <input type="checkbox"/> Approved as submitted              |
| <input checked="" type="checkbox"/> For your use | <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 |

PRINTS RETURNED AFTER LOAN TO US

FOR CITY PERMITS

REMARKS: DEAR SIR, PLEASE REVIEW LOCATION OF WINDOWS @ REAR ELEVATION WITH RESPECT TO FLOOR PLANS.  
IF YOU WOULD LIKE TO MOVE WINDOWS, PLEASE NOTIFY THIS OFFICE

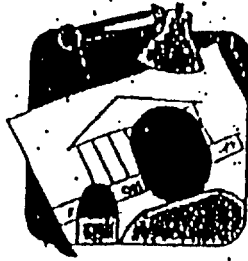
COPY TO: file.

SIGNED: 

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



Units 44-46



# 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: Nov. 10, 2004

Job Name: OCEAN RIDGE CONDOMINIUMS

Address of Construction: 852 OCEAN AVE PORT. ME.

THE BOCA NATIONAL BUILDING CODE/1999 Fourteen (th) EDITION

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

Building Code and Year BOCA 1999 Use Group Classification(s) B3  
Type of Construction 5B Bldg. Height 36'-1/2" Footprint 2934 S.F.  
Bldg. Sq. Footage  
Seismic Zone Z/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. 28 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 \_\_\_\_\_

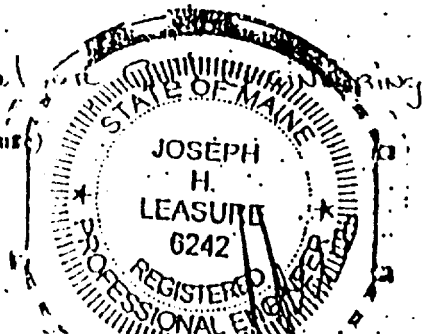
List Occupant loading for each room or space, designed into this Project.

We assume no Lighting Mechanical, Electrical

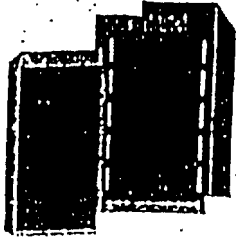
PSH 6/07/1K



(Designers Stamp & Signature)



UNITS 44 46



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

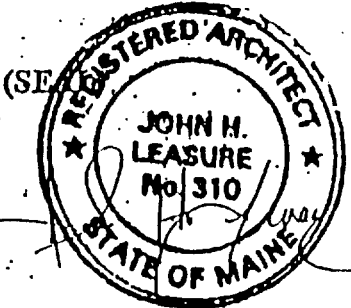
FROM: JOHN H. LEASURE ARCHITECT INC.

RE: Certificate of Design

DATE: Nov. 10, 2004

These plans and/or specifications covering construction work on:  
OCEAN RIDGE CONDOMINIUMS (UNITS 44-46)  
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