

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application and
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 050638

PERMIT ISSUED

JUN - 6 2005

CITY OF PORTLAND

This is to certify that Ocean Ridge Realty Llc/Patrick Tinsman
has permission to 3 unit condo units 33-35
AT 181 Ridge Rd 416A A003033

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 written permission procured before this building or part thereof is laid or occupied. CLOSED-IN. HOURS NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS
Fire Dept. 6-2-05
Health Dept.
Appeal Board
Other

Department Name

[Signature]
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

Permit No: 05-0638	Issue Date: PERMIT ISSUED: JUN - 6 2005	City: 416A A003033
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Location of Construction: 181 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 Elizabeth ME 04396	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	Zone: R-3
Past Use: Vacant land	Proposed Use: Multi-family 3 unit condo units 33-35	Permit Fee: \$3,921.00	Cast of Work: \$425,000.00
Proposed Project Description: 3 unit condo units 33-35		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>with conditions</i>	INSPECTION: Use Group: 125 Type: 58 <i>6/3/05</i> <i>PRU</i>
		Signature: <i>Capt. G. Case</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: dmartin	Date Applied For: 05/19/2005	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 A</i> <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>1203-005</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>5/31/05</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 Date:	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:

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

Permit No: 05-0638	Date Applied For: 05/19/2005	CBL: 416A A003033
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Location of Construction: 181 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 (207) 650-3965
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	

Proposed Use: Multi-famiy 3 unit condo units 33-35	Proposed Project Description: 3 unit condo units 33-35
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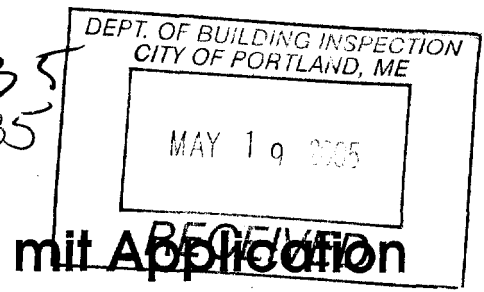
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34-183 UNITS

33 35
181 - 185



OCE	
Total Square Footage of Proposed Structure	Square Footage of Lot

Tax Assessor's Chart, Block & Lot Chart# Block# Lot# NIL	Owner: OCEAN RIDGE REALTY LLC	Telephone: 650-3965
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Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: PATRICK TINSMAN 91 OLD OCEAN HOUSE RD CAPE ELIZABETH ME 04107	cost Of Work: \$ 425,000 Fee: \$ 4221.00
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Contractor's name, address & telephone: PATRICK TINSMAN 91 OLD OCEAN HOUSE RD CAPE ELIZABETH MAINE 04107
Who should we contact when the permit is ready: 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 fee 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, I 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:	Date: 5-18-05
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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

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

LETTER OF TRANSMITTAL

Date: 4-1-06	Job No: 0316
Attn: P. TINSMAN	
Re: OCEAN RIDGE	
UNITS 33-35	

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 MISC.

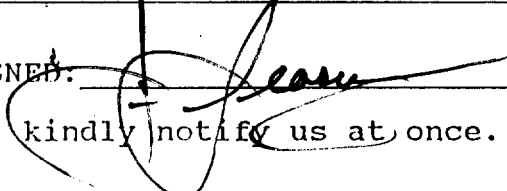
Copies	Date	No.	Description
1 EA			11 x 17 PRINTS
2 EA			24" x 36" PRINTS
1 EA			CD-ROM w/ PDF FILE FOR CITY.
1 EA		2 SHTS	DESIGN PROFESSIONAL CERTIFICATES

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 checked="" 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 : _____

COPY TO: L&L STR., FILE

SIGNED: 

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

UNITS 33-35



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.

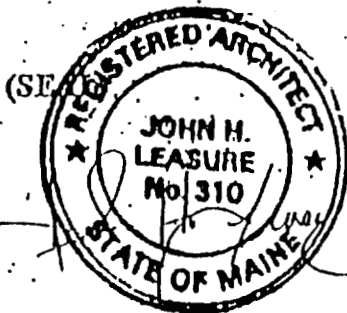
RE: Certificate of Design

DATE: APRIL 1, 2005

These plans and/or specifications covering construction work on:

OCEAN RIDGE CONDOMINIUMS (UNITS 33-35)
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 ARCHITECT INC.

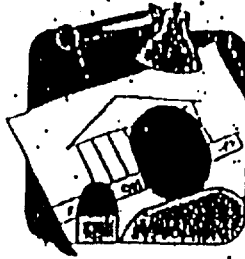
Address SIX Q ST. S.P. ME
04106

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



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: APRIL 1, 2005

Job Name: OCEAN RIDGE CONDOMINIUMS

Address of Construction: 852 OCEAN AVE PORT. ME.

THE BOCA NATIONAL BUILDING CODE/1999 Fourteen (14) 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: 27'-6" Footprint: 3164 S.F.
Seismic Zone: 2/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? 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

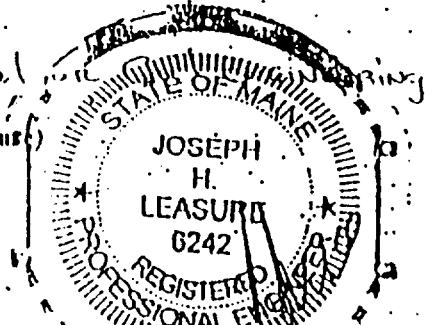
If mixed use, what subsection of 313 is being considered _____

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

WE ASSUME NO LUMINOUS MECHANICAL, ELECTRICAL

(Designers Stamp & Signature)

PSII 6/07/2K



Applicant/Owner: a&

... ridge Realty LLC

Date 5/31/05

Address: unit # 33-34-35 Ridge Pt

C-B-L: 416A-A-003

called #161

Ocean Ridge Drive

CHECK-LIST FOR ZONING COMPLIANCE - PRUD

Permit Application Number: # 05-0638

New or Existing Development: Bldg out New

zone Location: R-3 Dev.

Proposed Work/Use to construct one Bldg with Three (3) dwelling units with attached garage

Interior or corner lot:

sewage Disposal: City

Street Frontage: 50' - 50' shown

Max. Height: 35' MAX - 28' set-back

Max. Length of Bldg - with ~~attached~~ attached garage(s): 140' MAX - 110' shown

Min. Setbacks from External Subdivision Property Lines: 25' min for 3 or fewer D.U. 1.2' set-back

check ->

Min. Distance Between Detached PRUD Buildings: 16' min - 16' shown

Required Recreation Open Space: 13,800 sq ft min; Also shown - over 25' from ROS

Lot Area Required: 3 gross Acres min - 10.08 Acres given (439,085 sq ft)

Net Land Area Per Dwelling Unit: 6,500 sq ft per

Off-street Parking: ok see original site plan approval

Site Plan: #2003-0056

Shoreland/Stream Protection: N/A

Flood Plain: panel 5

Zone X