

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 050639

PERMIT ISSUED

JUN - 6 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 condos unit 30- 32

AT 171 Ridge Rd

416A A003030

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. HEAVY 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. Capt. Greg Lars 6-2-05

Health Dept.

Appeal Board

Other Department Name

Handwritten signature and date 6/3/05

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

Permit No: 05-0639	Issue Date: JUN 6 2005	PERMIT ISSUED 416A A003030
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Location of Construction: 171 Ridge Rd	Dwner Name: Ocean Ridge Realty Llc	Dwner Address: 84 Ocean Ave	Phone: 416A A003030
Business Name:	Contractor Name: Patrick Tinsman	Contractor Address: 91 Old Ocean House Rd Cape Elizabeth	Phone: 2076503965
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	Zone: R-3

Past Use: Vacant Land	Proposed Use: 3 unit condos unit 30-32	Permit Fee: \$3,921.00	Cost of Work: \$425,000.00	CEO District: 4	PRND
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Proposed Project Description: 3 unit condos unit 30- 32	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied with Conditions	INSPECTION: Use Group: R3 Type: 5B 6/3/05 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: dmartin	Date Applied For: 05/19/2005	Zoning Approval	
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<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 7 Zone X</i> <input checked="" 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 cond</i> Date: <i>5/3/05</i>	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <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: _____
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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	

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0639	Date Applied For: 05/19/2005	CBL: 416A A003030
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Location of Construction: 171 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: 3 unit condos unit 30-32	Proposed Project Description: 3 unit condos unit 30- 32
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/31/2005

Note: **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This building shall remain a three (3) family condominium dwelling. Any change of use shall require a separate permit application for review and approval.
- 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:** 06/03/2005

Note: **Ok to Issue:**

- 1) A Stamped set of plans must be received prior to commencement of construction.
- 2) All penetrations in fire separation assembled must be protected in accordance with Chapter 7 of the 1999 BOCA Code.
All previous conditions for this project apply to this structure

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 06/02/2005

Note: **Ok to Issue:**

- 1) Sprinkler system to comply with NFPA 13R
- 2) All building construction to comply with NFPA 101

Dept: Fire **Status:** **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

UNITS

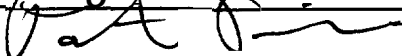
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY 10 2005

Application RECEIVED
User charges on any property within

		CEA	R1	RD
Total Square Footage of Proposed Structure			Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 416 A. E. 003			Owner: OCEAN RIDGE REALTY LLC Telephone: 650-3965	
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: \$ 3846.75 + 300 + 75 # 4221.00	
Current use: _____				
If the location is currently vacant, what was prior use: _____				
Approximately how long has it been vacant: _____				
Proposed use: 3 UNIT CONDO / UNIT 5 30-32				
Project description: _____				
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

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: 4-1-05	Job No: 0316
Attn: P. TINSMAN	
Re: UNITS 30-32	

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 _____

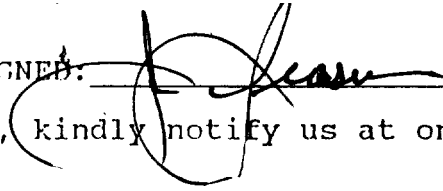
Copies	Date	No.	Description
1 EA.			11 x 17 Prints
2 EA			24 x 36 Prints
1 EA			CD-ROM w/ PDF'S FOR CITY
1 EA			8 1/2 x 11 BUILDING CODE CERTIFICATES (2)

THESE ARE TRANSMITTED as checked below:

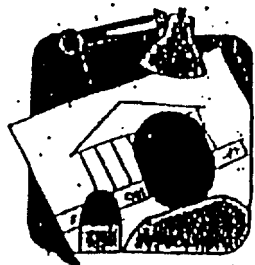
- | | |
|--|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections |
| <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 ENG., FILE

SIGNED: 

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



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 (th) 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 26'-6" Footprint Bldg. Sq. Footage 3165. SF.
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 _____

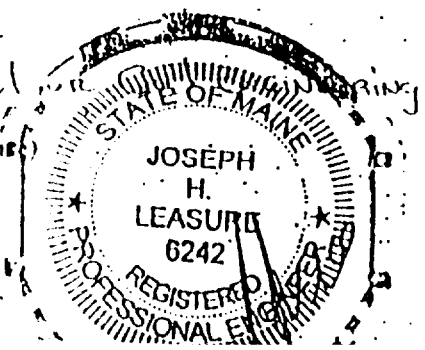
List Occupant loading for each room or space, designed into this Project.

WE ASSUME NO LIMITED MECHANICAL, ELECTRICAL

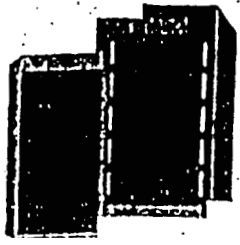
PSII 6/07/2K



(Designers Stamp & Signature)



Units 30-32



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.

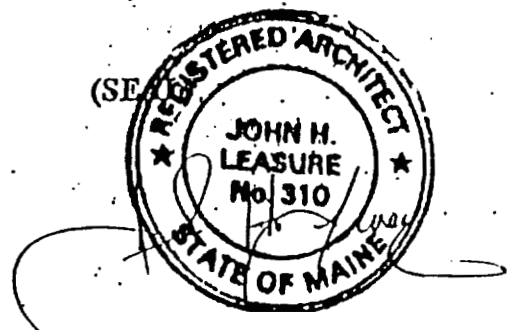
RE: Certificate of Design

DATE: APRIL 1, 2005

These plans and/or specifications covering construction work on:

OCEAN RIDGE CONDOMINIUMS (UNITS 30-32)
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.

P5116/202k

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

Applicant/Owner: Ocean Ridge Realty LLC Date: 5/31/05

Address: ~~Unit #~~ 30, 31, 32 Ridge Rd C-B-L: 416A-A-003
Ocean Ridge Dev

CHECK-LIST FOR ZONING COMPLIANCE - PRUDS

Permit Application Number: 05-0639

New or Existing Development: Bldg out New

Zone Location: R-3 PRUD Dev

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

Interior or corner lot:

Sewage Disposal: City

Street Frontage: 50' min - 50' shown

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

Max. Length of Bldg ~~with~~ without attached garage(s): 40' MAX - under 110' shown

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

check →

Min. Distance Between Detached PRUD Buildings: 16' min - 16' 8"

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 min

Off-street Parking: OK See original site plan approval

Site Plan: # 003-0056

Shoreland/Stream Protection: N/A

Flood Plain: Panel 7 - Zone X