

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

PERMIT

PERMIT ISSUED
Permit Number: 050640
JUN - 6 2005
CITY OF PORTLAND

This is to certify that Ocean Ridge Realty Llc/Patricia Tinsman
has permission to 4 unit condo units 36-39
AT 117 Ridge Rd

416A A003036

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 altered or closed-in. HEAR 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 Cass 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: 05-0640	Issue Date: JUN 6 2005	DBL: 416A A003036
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Location of Construction: 117 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 04108	Phone: 207-6503965
Tenant/Buyer's Name:	Phone:	Permit Type: Multi Family	Zone: R-3
Last Use: Vacant Land	Proposed Use: 4 unit condo units 36-39	Permit Fee: \$4.82 1.00	Cost of Work: \$525,000.00
Proposed Project Description: 4 unit condo units 36-39		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied with conditions	INSPECTION: Use Group: R3 Type: 58 6/8/05 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: 05/26/2005	Zoning Approval		
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 N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2003-0054 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 5/31/05	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: 3	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: 05-0640	Date Applied For: 05/19/2005	CBL: 416A A003036
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Location of Construction: 117 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	

4 unit condo units 36-39	4 unit condo units 36-39
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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 four (4) family condominium dwelling. Any change of use shall require a separate permit application for review and approval.

work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 06/03/2005

- 2) All penetrations in fire separation assemblies must be protected in accordance with Chapter 7 of the 1999 BOCA Code. All conditions of approval from former permits 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) Maintain access for fire apparatus
- 2) Sprinkler system to comply with NFPA 13R
- 3) All building construction to comply with NFPA 101

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

Note: **Ok to Issue:**

UNITS 117 123
 36 - 39
 119 121
 37 - 38



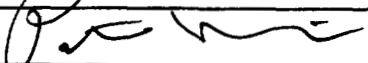
All Purpose Building Permit Application

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: 852 OCEAN AVE OCEAN RIDGE CONDO		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 416 A A 003	Owner: OCEAN RIDGE REALTY	Telephone: 650-3965
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: 91 OLD OCEAN HOUSE RD CAPE ELIZABETH ME 04107	cost Of Work: \$ 525,000 Fee: \$ 4,746.512
Current use: _____		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: 4 UNIT CONDO / UNITS 36-39		
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: 3-4-05	Job No: 0301
Attn: PAT TINSMAN	
Re: UNITS 36-39	

TO: OCEAN RIDGE REALTY
91 OLD OCEAN HOUSE ROAD
CAPE ELIZABETH, 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			S1-S8, A1-A13
1 EA			CD w/ PDF FILES FOR CITY OF PORT.
1 EA			11" x 17" HALF SIZE SHEETS
1 EA			2 SHEETS 8 1/2 x 11" CITY 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 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"/> _____ |

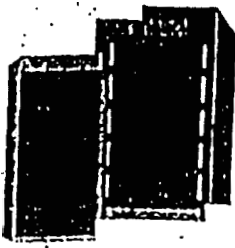
REMARKS : _____

COPY TO: L & L STR. 1/6

SIGNED: _____

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

Units 36-39



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.

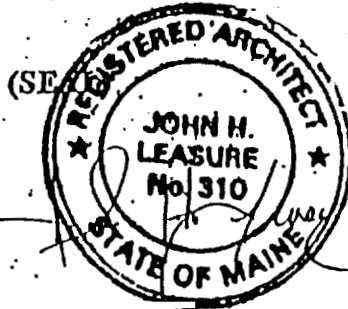
RE: Certificate of Design

DATE: MARCH 7, 2005

These plans and/or specifications covering construction work on:

OCEAN RIDGE CONDOMINIUMS (UNITS 36-39)
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.



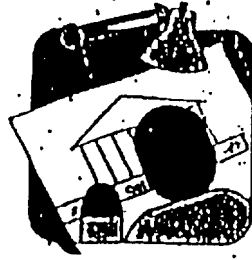
Signature [Handwritten Signature]
Title PRESIDENT
Firm JOHN H. LEASURE ARCHIT. INC.
Address SIX Q ST. S.P. ME
04106

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 6/20/21

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: MARCH 7, 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 27'-5" Footprint - 4,368 S.F.
Bldg. Sq. Footage
Seismic Zone 2/A_v = 0.10 Group Class CATAGORY 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.

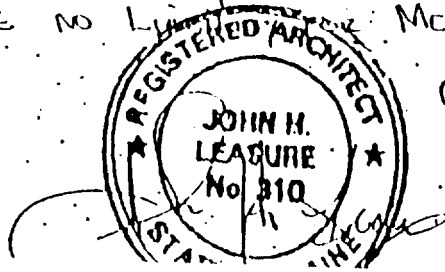
Is structure being considered unlimited area building: Yes No

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

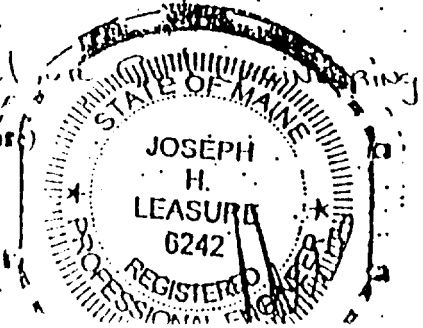
List Occupant loading for each room or space, designed into this Project.

WE ASSUME NO LUMINOUS MECHANICAL, ELECTRICAL

PSH 6/07/1K



(Designers Stamp & Signature)



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

Address: # 36, 37, 38, 39 Ridge Rd
called 117 Ridge Rd
Ocean Ridge condos
C-B-L: 416A-A-003

CHECK-LIST FOR ZONING COMPLIANCE - PRUDS

Permit Application Number: # 05-0640

New or Existing Development: Bldg out New

zone Location: R-3 PRUD Dev.

Proposed Work/Use to construct one Bldg with four (4) dwelling units
-condominiums with attached garages

Interior or corner lot:

Sewage Disposal: City

Street Frontage: 50' min - 50'

Max. Height: 35' MAX - 20' scaled

Max. Length of Bldg - with/without attached garage(s): 140' MAX - 110' shown

Min. Setbacks from External Subdivision Property Lines: - 64' scaled re D.U.

check -> Min. Distance Between Detached PRUD Buildings: 16' min - 16' scaled

Required Recreation Open Space: 13,000 sq ft min - also shown - over 25' from P.O.

Lot Area Required: 3 gross Acres min - 10.00 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: # 2003-0056

Shoreland/Stream Protection: N/A

Flood Plain: panel 7 - 2me X