

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/Patrick 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 laid or occupied. CLOSED-IN. HOUR 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	BL: 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 04107	Phone: 207-6503965
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	Zone: R-3

Past Use: Vacant Land	Proposed Use: 4 unit condo units 36-39	Permit Fee: \$4,821.00	Cost of Work: \$525,000.00	CEO District: 4	PRUD
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Proposed Project Description: 4 unit condo units 36-39	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>with conditions</i>	INSPECTION: Use Group: R3 Type: 5B 6/8/05 <i>Clu/CA</i>
	Signature: <i>Clu/CA</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: 05/26/2005	Zoning Approval	
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<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 X</i> <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2003-0056 Maj <input type="checkbox"/> Mjnr <input type="checkbox"/> MM <input type="checkbox"/> 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: _____
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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

9/14/15 Setback - Forting ASP - V'd Setbacks
to adjacent buildings - ok to pour ~~work~~

01/31/07 Framing okay > ~~not~~



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 117 Ridge Rd unit 36 CBL 416A A003036

Issued to Ocean Ridge Realty Llc/Patrick Tinsman Date of Issue 04/06/2007

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 05-0640, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Unit # 36

APPROVED OCCUPANCY

Single Family Condo, Type 5b, Use Group R-3, IRC 2003

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

.....
(Date)

.....
Inspector

.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 117 Ridge Rd unit 39 CBL 416A A003036

Issued to Ocean Ridge Realty Llc/Patrick Tinsman Date of Issue 04/06/2007

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 05-0640, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Unit # 39

APPROVED OCCUPANCY

Single Family Condo, Type 5b, Use Group R-3, IRC 2003

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

.....
(Date)

.....
Inspector

.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 1-17-07
 Permit # 07-4049
 CBL# 416 AA 003

LOCATION: 117 Ridge Rd. METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER Pat Tieman
 TENANT _____ PHONE # _____

							TOTAL EACH FEE		
OUTLETS	<u>40</u>	Receptacles	<u>30</u>	Switches	<u>5</u>	Smoke Detector		.20	
FIXTURES		Incandescent		Fluorescent	<u>2</u>	Strips		.20	
SERVICES		Overhead	<u>1</u>	Underground		TTL AMPS <800		15.00	
		Overhead		Underground		>800		25.00	
Temporary Service		Overhead		Underground		TTL AMPS		25.00	
								25.00	
METERS	<u>1</u>	(number of)						1.00	
MOTORS		(number of)						2.00	
RESID/COM		Electric units						1.00	
HEATING		oil/gas units		Interior		Exterior		5.00	
APPLIANCES	<u>1</u>	Ranges		Cook Tops		Wall Ovens		2.00	
		Insta-Hot		Water heaters		Fans		2.00	
	<u>1</u>	Dryers	<u>1</u>	Disposals	<u>1</u>	Dishwasher		2.00	
		Compactors		Spa	<u>1</u>	Washing Machine		2.00	
		Others (denote)						2.00	
MISC. (number of)		Air Cond/win						3.00	
		Air Cond/cent				Pools		10.00	
		HVAC		EMS		Thermostat		5.00	
		Signs						10.00	
		Alarms/res						5.00	
		Alarms/com						5.00	
		Heavy Duty(CRKT)						2.00	
		Circus/Carnv						25.00	
		Alterations						5.00	
		Fire Repairs						15.00	
		E Lights						1.00	
		E Generators						20.00	
PANELS		Service	<u>1</u>	Remote		Main		4.00	
TRANSFORMER		0-25 Kva						5.00	
		25-200 Kva						8.00	
		Over 200 Kva						10.00	
TOTAL AMOUNT DUE									
MINIMUM FEE/COMMERCIAL 55.00							MINIMUM FEE	45.00	<u>45.00</u>

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 JAN 17 2007
 RECEIVED

CONTRACTORS NAME C.A. Gibly Electric MASTER LIC. # 03779
 ADDRESS 36 Snowberry Dr. So. Portland LIMITED LIC. # _____
 TELEPHONE 799-0433 - 329-4180

SIGNATURE OF CONTRACTOR Craig Gibly
 White Copy - Office • Yellow Copy - Applicant