

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 030642
PERMIT ISSUED
JUN - 6 2005
CITY OF PORTLAND

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

has permission to 4 unit condo units 40- 43

AT 145 Ridge Rd

416A A00304

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 occupied or 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. Green

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature]
Director - Building & Inspection Services
6/3/05

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: 05-0642	Issue Date: JUN - 6 2005	CBL: 416A A003040
-----------------------	-----------------------------	----------------------

PERMIT ISSUED

Location of Construction: 145 Ridge Rd	Owner Name: Ocean Ridge Realty Llc	Owner Address: 84 Ocean Ave
Business Name:	Contractor Name: Patrick Tinsman	Contractor Address: 91 Old Ocean House Rd. Cape Elizabeth 2076503965
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family
		Zone: R-3

Past Use: Vacant Land	Proposed Use: 4 unit condo units 40-43	Permit Fee: \$4,821.00	Cost of Work: \$525,000.00	CEO District: 4
---------------------------------	--	----------------------------------	--------------------------------------	---------------------------

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>with conditions</i>	INSPECTION: Use Group <i>R-3</i> , Type <i>5B</i> <i>6/3/05</i> Signature: <i>[Signature]</i>
--	---

Proposed Project Description:
4 unit condo units 40- 43

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: dmartin	Date Applied For: 05/19/2005	Zoning Approval	
------------------------------------	--	------------------------	--

- 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..

<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Panel 7 Zone X</i></p> <p><input checked="" type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>original 2003-0056</i></p> <p>Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied</p> <p><i>OK with conditions</i> Date: <i>5/31/05</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
--	---	---

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

7/5/05 - for Bockfill - ok @ W/PM -

5/2/06 CO Insp for units #40 & 43 w/ Pat T & MC &
Jay K. Fire penetration of kitchen plumbing thru party
wall needs fire caulk --- Contractor filled during inspection.
OK for CO. JMK

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0642	Date Applied For: 05/19/2005	CBL: 416A A003040
------------------------------	--	-----------------------------

Location of Construction: 145 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 40-43

4 unit condo units 40- 43

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 condo 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) 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) Access for fire apparatus at all times
- 2) Sprinkler system to comply with NFPA 13R
- 3) All building construction to comply with NFPA 101

Dept: Fire **Status:** **Reviewer:** **Approval Date:** **Ok to Issue:**



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 145 Ridge Rd

CBL 416A A003040

Issued to Ocean Ridge Realty Llc/Patrick Tinsman

Date of Issue 05/02/2006

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. 05-0642, 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 # 40

APPROVED OCCUPANCY

Residential Condominium
Use Group R3
Type 5B
IBC/IRC 2003

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

5/13/06 *Jennie Brinke*

(Date) *Inspector*

[Signature]

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.

5-3-06
5/13/06

TO: Inspections Department

FROM: Jay Reynolds, Development Review Coordinator

DATE: May 1, 2006

RE: C. of O. for 145 Ridge Road, Unit 43, Ocean Ridge Condominiums,
(CBL 335G008) (ID 2001-0002)

After visiting the site, I have the following comments:

Incomplete site work to be finished as part of PRUD site development.

For the above stated units, **I recommend issuing a permanent Certificate of Occupancy:**

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager

File: O:\plan\drc\oceanridgeunit43.doc

UNITS 40-43
145 197 153 155

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY 19 2005
RECEIVED

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 OCEAN AVE / OCEAN RIDGE CONDO</u>	
Total Square Footage of Proposed Structure	Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>416</u> Block# <u>AA</u> Lot# <u>003</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 TINSMAN</u> <u>91 OLD OCEAN HOUSE RD</u> <u>CAPE ELIZABETH ME 04107</u>
	Cost of Work: \$ <u>525,000</u> Fee: \$ <u>4,746.5121</u>
Current use: _____	
If the location is currently vacant, what was prior use: _____	
Approximately how long has it been vacant: _____	
Proposed use: <u>4 UNIT CONDO / UNITS 40-43</u>	
Project description: _____	
Contractor's name, address & telephone: <u>PATRICK TINSMAN</u> <u>91 OLD OCEAN HOUSE RD</u> <u>CAPE ELIZABETH, ME 04107</u>	
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: <u>650-3965</u>	

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: [Signature] 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 40-43	

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			CD-ROM w/ PDF'S FOR CITY
1 EA		2 SHTS	8 1/2 x 11 BUDG CODE CERT. (2)

THESE ARE TRANSMITTED as checked below:

For approval

Approved as submitted

For your use

Approved as noted

As requested

Returned for corrections

For review and comment

Resubmit _____ copies for approval

PRINTS RETURNED AFTER LOAN TO US

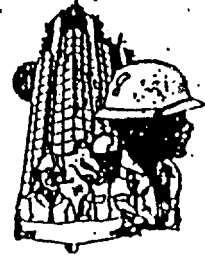
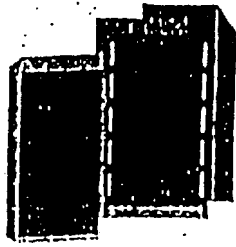
REMARKS: _____

COPY TO: L & L STR. FILE

SIGNED: _____

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

Units 40-43



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.

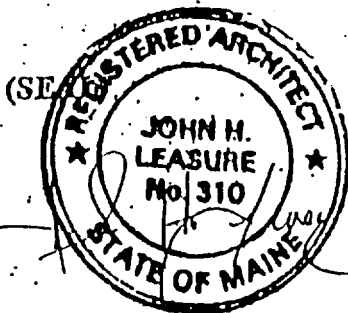
RE: Certificate of Design

DATE: APRIL 1, 2005

These plans and/or specifications covering construction work on:

OCEAN RIDGE CONDOMINIUMS (UNITS 40-43)
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/1399 Fourteenth Edition, and local amendments.



Signature [Handwritten Signature]

Title PRESIDENT

Firm JOHN H. LEASURE ARCHIT. INC.

Address SIX Q ST. S.P. ME
04106

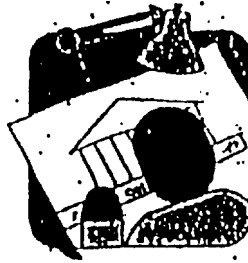
As per Maine State Law:

\$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.

PS116/202k

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

UNITS 40-43



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 Fourteenth 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 Bldg. Sq. Footage 4225 SF.
Seismic Zone Z/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

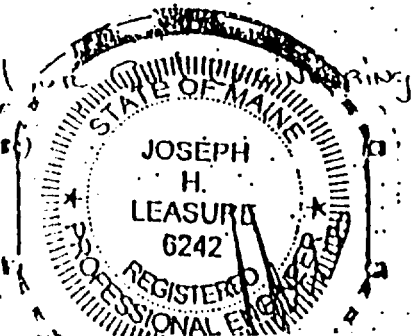
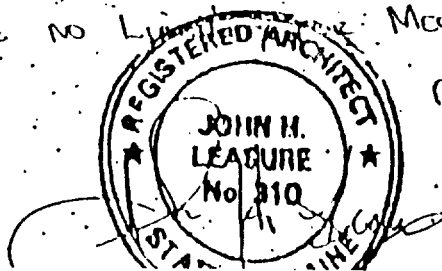
If mixed use, what subsection of 313 is being considered _____

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

We ASSUME NO MECHANICAL, ELECTRICAL

(Designers Stamp & Signature)

PSH 6/07/1K



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

Address: #40, 41, 42, 43 Ridge Rd C-B-L: 416A-A-003

Ocean Ridge Dev

CHECK-LIST FOR ZONING COMPLIANCE - PRUDS

Permit Application Number: #05-0642

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 with attached garages

Interior or corner lot:

Sewage Disposal: City

Street Frontage: 50' - 50' shown

Max. Height: 35' MAX

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

Min. Setbacks from External Subdivision Property Lines:

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

Required Recreation Open Space: 13,800 sq ft min is also shown - over 25% of ROS of

Lot Area Required: PRUDS require 3 acres min. 1.22 acres

Net Land Area Per Dwelling Unit: 6,000 sq ft -

Off-street Parking: ok see original site plan approved

Site Plan: # 2003-0056

Shoreland/Stream Protection: N/A

Flood Plain: Panel 7 - Zone X