| City of Portland, | | _ | | 11 | 111 | ermit No: | IssueDat | WIT I | SSVED: | |
|---|---|-----------------|-------------------|--|----------|----------------------|-------------|-------------------|--|---------------|
| 389 Congress Street, | | 207) 874-870: | 3, Fax: | (207) 874-87 | 16 📗 | 05-0638 | | | 416A / | A003033 |
| Location of Construction: | | Owner Name: | ···· | | Own | er Address: | .111 | V - 6 | 20) Jone: | |
| 181 Ridge Rd | | Ocean Ridge | Realty I | .lc | 84 (| Ocean Ave | | , , | | |
| Business Name: | *************************************** | Contractor Nam | e: | | | actor Address: | | hawaran yanan yan | Phone | _ |
| | | Patrick Tinsm | an | | 910 | Old Ocean Ho | use RHYCa | le PD | KR4 .10X43 03 | 3965 |
| Lessee/Buyer's Name | | Phone: | | | | it Type: | | | A STATE OF THE STA | Zone: |
| | | | | | Mu | lti Family | | | | 12- |
| Past Use: | | Proposed Use: | | J | Pern | it Fee: | Cost of Wor | der | CEO District: | $\frac{1}{1}$ |
| Vacant Land | | Multi-famiy 3 | unit co | ndo unite 33. | | \$3,921.00 | \$425,0 | | 4 | IYKI |
| | | 35 | unit co | ndo uma 55- | FIRE | Ф5,921.00 E DEPT: | - | | CTION; | _ " " |
| | | | | | | - | Approved | Use G | () ~ | Туре: |
| | | | | | | L | Denied | 0.00 | b._\) | 1,160 A |
| | | | | | | th | | | 6/3/ | 10 |
| Proposed Project Descript | ion: | | | | 1~0 | th inditio | NS | | | ŇΆ |
| 3 unit condo units 33- | | | | | ·C: | tureCapl. | C | | | 11/1/8 |
| time volume times of | | | | | | STRIAN ACT | | Signat | | Ju J |
| | | | | | LISDE | SIMM ACI | VIIIES DIS. | IRICI (| r.a.d.) | <i>!</i> |
| | | | | | Actio | n: Appro | ved 🔲 App | proved w | //Conditions | Denied |
| | | | | | Signa | ture | | | Date: | |
| Permit Taken By: | Date An | plied For: | T | | Orgin | | | | Date. | |
| diaartin | 05/19 | | | | | Zoning | Approva | ıl | | |
| | | | Spe | cial Zone or Revi | we | Zoni | ıg Appeal | + | Historic Pre | convetton |
| 1. This permit applic Applicant(s) from | | | | .1/1 | | l | | 11 | | |
| Federal Rules. | meeting applica | adie State and | ∐ Sh | oreland N | | ☐ Variance | e | | Not in Distri | ict or Landm |
| | | | | | | | | \ | | |
| 2. Building permits of | | lumbing, | 1 — | etland | 11 | Miscella | neous | 1 | Does Not Re | equire Reviev |
| septic or electrical | | | | ood Zone Panel | ξY | | | - \ | | |
| Building permits a within six (6) mon | | | | ood Zone \ 1 | 2) | Condition Condition | onal Use | | Requires Re | view |
| False information | | | 1 (/ | | , | | | | | |
| permit and stop all | | u ounding | \frac{1}{2}\infty | bdivision | | Interpret | ation | | Approved | |
| • | | | | D. | 1 | . | | | | |
| | | | × 210 | e Plan H 2003-06 | 5> | ☐ Approve | d | | Approved w | /Conditions |
| | | : | l | . • | <i>-</i> | | | | _ (| |
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| | | | ol i | ouh con | y | き | | | | _} |
| | | | ف. :Date | 3 5/3/ | [15] | Date: | | D | Pate: | |
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| | | | | ERTIFICATION ERTIF | | | | | | |
| hereby certify that I an | n the owner of r | ecord of the na | med pro | perty, or that th | e prop | osed work is | authorized | by the | owner of reco | rd and that |
| have been authorized b | by the owner to | make this appli | cation a | s his authorized | l agent | and I agree t | o conform | o all a | pplicable laws | of this |
| risdiction. In addition | , if a permit for | Work described | in the | application is is | sued, l | certify that t | he code off | icial's a | authorized repr | resentative |
| nall have the authority in the permit. | io emer air areas | s covered by su | cn perm | iit at any reasor | iable n | our to enforc | e the provi | sion of | the code(s) ap | plicable to |
| P | | | | | | | | | | |
| · · · · · · · · · · · · · · · · · · · | | | | | | | | | | |
| IGNATURE OF APPLICAT | VT | | | ADDRESS | 3 | · | DATE | | РНО | NE |
| | | | | | | | | | | |
| ESPONSIBLE PERSON IN | CHADOR OF BYO | DV TETT | | <u> </u> | | | | | | |
| OTTOTOTOTO TELLOCIST III | こいいいいじ ひと かし | NR, IIIED | | | | | DATE | | PHO | INŁ |

DATE

PHONE

34-183 UNITS

33 - 35

DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME

MAY 1 9 2005

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.

| | 181 Kidge Kd |
|--|--|
| Location/Address of Construction: | CEAN MIDGE CONDO UCEAN AVE. |
| Total Square Footage of Proposed Structu | re Square Footage of Lot |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# N1C | OWNER: OCEAN NIDHE REALTY LLC Telephone: 650-3965 |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & Cost Of Work: \$ 425,000 91 010 0140 History Fee: \$ 4221,00 |
| Current use: | |
| If the location is currently vacant, what wa | is prior use: |
| Approximately how long has if been vaca | |
| Proposed use: 3 UNIT Project description: | CONDOS UNITS 33.35 |
| Contractor's name, address & telephone: | PATRICK TINSMAN HOUSE AL |
| Who should we contact when the permit is Malling address: | a a d is a sett Maa. Ale |
| | ermit is ready. You must come in and pick up the permit and y work, with a Plan Reviewer. A stop work order will be issued the permit is picked up. PHONE: 656-39 65 |

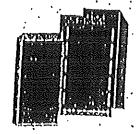
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APROVE THIS PERMIT.

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: | Tar | 0~~ | Date: 5-18-07 | D-4 |
|-------------------------|-----|-----|---------------|-----|
| | - | | | |

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 | LETTER OF TRANSMITT | | | |
|--|--|--|--|--|
| South Portland, ME 04106 | Duba. A L AC III | | | |
| protection gramman gramman | Date: 4-1-06 Job No: 0316 | | | |
| TO: OCEAN RIDGE REALTY | Attn: P. TINSMAN | | | |
| 91 OLD OCEAN HEE RI | Re: OCEAN RIDGE | | | |
| C.E. ME. 04107 | Units 33-35 | | | |
| | | | | |
| WE ARE SENDING YOU V Attached | | | | |
| Under se | parate cover via | | | |
| y / | owing items: | | | |
| | Plans Samples Specifications | | | |
| Copy of Ltr Misc. | | | | |
| Copies Date No. | Description | | | |
| LEA ILX 17 | Prints | | | |
| 1 1 | 24"× 36" PRINTS | | | |
| | | | | |
| LEA 2 SUTS DESIG | CD-ROM W/PDF FILE FUR CITY. DESIGN PROFESSIONAL CERTIFICATES | | | |
| 1 m/s De 3/6 | ON I KOFEDSIONAI CERTIFICATES | | | |
| | | | | |
| | | | | |
| THESE ARE TRANSMITTED as checked | | | | |
| THESE ARE TRANSMITTED as checked For approval | | | | |
| ☐ For approval | below: Approved as submitted | | | |
| | below: Approved as submitted Approved as noted | | | |
| For approval For your use As requested | below: Approved as submitted Approved as noted Returned for corrections | | | |
| For your use As requested For review and comment | below: Approved as submitted Approved as noted Returned for corrections Resubmit copies for approval | | | |
| For approval For your use As requested | below: Approved as submitted Approved as noted Returned for corrections | | | |
| For approval For your use As requested For review and comment PRINTS RETURNED AFTER LOAN TO US | below: Approved as submitted Approved as noted Returned for corrections Resubmit copies for approval | | | |
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| For approval For your use As requested For review and comment PRINTS RETURNED AFTER LOAN | below: Approved as submitted Approved as noted Returned for corrections Resubmit copies for approval | | | |
| For approval For your use As requested For review and comment PRINTS RETURNED AFTER LOAN TO US | below: Approved as submitted Approved as noted Returned for corrections Resubmit copies for approval | | | |
| For approval For your use As requested For review and comment PRINTS RETURNED AFTER LOAN TO US | below: Approved as submitted Approved as noted Returned for corrections Resubmit copies for approval | | | |





CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101

| Т | 0 | : |
|---|---|---|
| _ | v | ٠ |

Inspector of Buildings City of Portland, Maino 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 KIOGE

CONDOMINIONS

UNITS 33-35

852

CLADO

DAT.

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

TILL PRESUDENT

Firm Toils H LEasine Arcing To

Address Six C

Sr 5

S. P. 1916

00106

As per Maine State Law:

\$50,000.00 or more in new construction; repair, expansion, addition, or modification for Duilding or Structures, shall be prepared by a registered design Professional.

PSH 6/20/21

WE ASSUME: NO: LIABILITY FIR MCCHANICAL, ELECTRICAL, OR CIVIL ENGINEERING



CITY OF PORTLAND MAINE

389 Congress St., Rm 315
Portland, ME 04101
Tel. -207-874-8704
Enx - 207-874-8716

TO:

Inspector of Buildings City of Portland, Maine Planning & Urban Development

| Division of Housing & Community Services |
|--|
| FROM DESIGNER: JOHN H. LEASURY - ARCHITETT INC. |
| LEL STRUCTURAL ENGINEERING SERVIC |
| DATE: APRIL 1, 2005 |
| JOB NOME: OCEAN RIDGE CONDSMINIUMS |
| Address of Construction: 852 OCEAN AVE PTD. ME. |
| THE BOCA NATIONAL DUILDING. CODE/1999 Fourteen (hEDITION Construction project was designed according to the building code criteria listed below: |
| Dulldling Code and Year BOCA 1999 |
| Type of Construction 5B Didg. Height 27-6 Didg. Sq. Footnee 3164 S.F. |
| Selsmile Zone Z/Ay = 0, 10 Group Class CATA GORY 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. FL . 40 PSF |
| Structure has full sprinkler system? Yes No Alaum System? Yes No Sprinkler & Alaum Systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department. |
| Is structure being considered buildingted area building: Yes_No |
| If mixed use, what subsection of 313 is being considered |
| |
| ASSUME TO LYMETER MECHANICAL ELECTRICAL TO THE MININGENERAL MECHANICAL ELECTRICAL TO THE MECHANICAL PROPERTY OF THE MECHANICAL PR |
| PSH 6/07/1K LEASURE A LEA |

| | Applicant/Owner: Ocean Ruge ReAlty LLC Date: 5/31/05 |
|-----------|---|
| . 100-1-4 | Address: mit # 33-34-35 P. Ja. D C-B-L: 416A-A-003 |
| calledate | CHECK-LIST FOR ZONING COMPLIANCE - PRUDS |
| | CHIBOR EAST TOR ZOMMING COMMINATOR TROPS |
| | Permit Application Number: # 05-0638 |
| | New or Existing Development: Bldg out New J |
| | Zone Location: R-3 PRUD Dev |
| | Proposed Work/Use to construct one Bldg with Three (3) dwelling unf Interior or corner lot: with Attached granger |
| | Interior or corner lot: with Attacked gard good |
| | Sewage Disposal: Chy |
| | Street Frontage: 50 = 50 8how |
| | Max. Height: 351 MAX - 28' Schlad |
| | Max. Length of Bldg - (with) without attached garage(s): 140 m/x - under 110' Share |
| 1 | Min. Setbacks from External Subdivision Property Lines: 25 mm for 3 or fewer D. 4 |
| chers | Min. Distance Between Detached PRUD Buildings: 16/min _ // (school) |
| | Min. Setbacks from External Subdivision Property Lines: 25 min for 3 or fewer D. 4. Min. Distance Between Detached PRUD Buildings: 16 min - 16 5 hour Required Recreation Open Space: 13,800 min 4 Also Shown - 25 from E Lot Area Required: 3 9055 Across min - 10,0844 - 2000 from E |
| | Lot Area Required: 3 gross Acres min - 10,08 Acres given (439,085 \$) |
| | Net Land Area Per Dwelling Unit: 6,500 4 per |
| | Off-street Parking: Of See on Singl Site plan Approval |
| | Site Plan: #2003 - 0056 |
| | Shoreland/Stream Protection: N/A |
| | Flood Plain: ppel 7 Zne X |
| | |

| Form #P 04 DISPLAY THIS C | ARD ON PRINCIP | AL FRONTAG | E OF WORK |
|--|---|---------------|--|
| Please Read Application And Notes, If Any, Attached | | CTION | PERMIT ISSUED |
| This is to certify that Ocean Ridge Realty L | | | JUN - 6 2005 |
| has permission to 3 unit condo units 33- AT 181 Ridge Rd | -35 | 416A A003 | CITY OF PORTLAND |
| provided that the person or pers of the provisions of the Statutes the construction, maintenance a this department. | of Name and of the | p epting this | permit shall comply with a |
| Apply to Public Works for street line and grade if nature of work requires such information. | N ication inspecting and writing or land or of the R NOTICE IS REQU | t thereo pro | certificate of occupancy must be cured by owner before this build- or part thereof is occupied. |
| OTHER REQUIRED APPROVALS | | | |

PENALTY FOR REMOVING THIS CARD

Yealth Dept.

ા Board _

Department Name

| City of Portland, | Maine - Building or Use Pern | nit | Permit No: | Date Applied For: | CBL: |
|--|--|--|----------------------------------|---|--------------------|
| 389 Congress Street | , 04101 Tel: (207) 874-8703, Fax | : (207) 874-8716 | 05-0638 | 05/19/2005 | 416A A003033 |
| Location of Construction: | Owner Name: | | Owner Address: | | |
| 181 Ridge Rd | Ocean Ridge Realty | Llc | 84 Ocean Ave | | Phone: |
| Business Name: | Contractor Name: | | Contractor Address: | | Phone |
| | Patrick Tinsman | | | se Rd. Cape Elizabe | 1 |
| Lessce/Buyer's Name | Phone: | | Permit Type: | so Ra. Cape Enzane | (207) 650-3965 |
| | | | Multi Family | | |
| Proposed Use: | | Pronose | d Project Description: | | |
| Multi-famiy 3 unit cor | do units 33-35 | | condo units 33-35 | | |
| · | | 3 um | conto units 33-35 | | |
| | | | | | |
| | | | | | |
| | | | • | | |
| Dept: Zoning | CV | | | 900m - 900m - Wasan - | |
| - 0 | Status: Approved with Condition | ons Reviewer: | Marge Schmuckal | Approval Da | ate: 05/31/2005 |
| Note: | | | | | Ok to Issue: 🔽 |
| Separate permits sl | all be required for future decks, sheds | s, pools, and/or ga | rages. | | |
| | remain a three (3) family condominiu | | | | |
| for review and appr | oval. | in awening, Any (| mange of use shall i | require a separate pe | rmit application |
| This permit is being work. | g approved on the basis of plans subm | itted. Any deviati | ions shall require a | separate approval be | fore starting that |
| Dept: Building | Status Assessed at G. Ut | | | | |
| Note: | Status: Approved with Condition | ns Reviewer: | Mike Nugent | Approval Da | te: 06/03/2005 |
| | _ | | | | Ok to Issue: 🔽 |
| All conditions of ap | ire separation assemblies must be pro proval from former permits for this proval from former permits for this proves the contract of the province of the contract of the contr | tected in accordar roject apply to this | nce wirth Chapter 7 s structure. | of the 1999 BOCA | Code. |
| Dept: Fire | Status: Approved with Condition | s Reviewer: | Cptn Greg Cass | Annuaval Da | 4 06/00/0005 |
| Note: | •• | | opin Oreg Cass | Approval Da | |
|) Maintain access for | fire apperatious at all times | | | • | Ok to Issue: 🔽 |
| | | | | | |
|) Sprinkler system to | comply with NFPA 13R | | | | |
|) All building constru | ction to comply with NFPA 101 | | | | |
| Dept: Fire | Status: | Reviewer: | | Approval Dat | ie: |
| Note: | | | | | Ok to Issue: |
| | | | | ` | Zar vo abbite. |

| City of Portland, Maine | - Building or Use Permit | | Permit No: | Date Applied For: | CBL: |
|--|--|---|--|---|--|
| 389 Congress Street, 04101 | Tel: (207) 874-8703, Fax: (2 | 207) 874-871 | 6 05-0642 | 05/19/2005 | 416A A003040 |
| Location of Construction: | Owner Name: | | Owner Address; | | Phone: |
| 145 Ridge Rd | Ocean Ridge Realty Lld | c | 84 Ocean Ave | | т поие, |
| Business Name: | Contractor Name: | | Contractor Address: | | Phone |
| | Patrick Tinsman | 1 | | se Rd. Cape Elizabe | |
| Lessee/Buyer's Name | Phone: | | Permit Type: | | 1 (207) 000 0700 |
| | | | Multi Family | | |
| 4 unit condo units 40-43 | | 4 unit | condo units 40- 43 | | |
| the second secon | test American deviate Company | Reviewer: | Marge Schmuckal | Approval Da | ate: 05/31/2005 |
| Note: | us: Approved with Conditions | | | | Ok to Issue: |
| Note: 1) Separate permits shall be re- | quired for future decks, sheds, p | oools, and/or ga | rages. | | |
| Note: 1) Separate permits shall be re- | quired for future decks, sheds, p | oools, and/or ga | rages. | | |
| Note: 1) Separate permits shall be received: 2) This building shall remain a review and approval. | quired for future decks, sheds, p four (4) family condo dwelling | oools, and/or ga | rrages. f use shall require a | separate permit app | lication for |
| Note: 1) Separate permits shall be recapilled. 2) This building shall remain a review and approval. 3) This permit is being approve work. | quired for future decks, sheds, p four (4) family condo dwelling | oools, and/or ga s. Any change o ed. Any deviat | irages. f use shall require a ions shall require a s | separate permit app separate approval be | lication for |
| Note: 1) Separate permits shall be red 2) This building shall remain a review and approval. 3) This permit is being approve work. | quired for future decks, sheds, p four (4) family condo dwelling ed on the basis of plans submitte | oools, and/or ga s. Any change o ed. Any deviat | rrages. f use shall require a | separate permit app separate approval be Approval Da | olication for efforce starting that the office of the offi |
| Note: 1) Separate permits shall be red 2) This building shall remain a review and approval. 3) This permit is being approve work. Dept: Building State Note: 1) All penetrations in fire separate states and separate shall be red 1) All penetrations in fire separate shall be red 2) This building shall remain a review and approve work. | quired for future decks, sheds, p four (4) family condo dwelling ed on the basis of plans submitte us: Approved with Conditions | cools, and/or gag. Any change of ed. Any deviate Reviewer: | irages. f use shall require a sions shall require a simple Mike Nugent | separate permit app separate approval be Approval Da | elication for efore starting that ste: 06/03/2005 Ok to Issue: |
| Note: 1) Separate permits shall be recapillated. 2) This building shall remain a review and approval. 3) This permit is being approve work. Dept: Building State Note: 1) All penetrations in fire separal conditions of approval from the separal state of the | quired for future decks, sheds, p four (4) family condo dwelling ed on the basis of plans submitte us: Approved with Conditions | nools, and/or ga g. Any change of ed. Any deviat Reviewer: cted in accordance apply to this | rages. f use shall require a sions shall require a s Mike Nugent nce wirth Chapter 7 s structure. | separate permit app separate approval be Approval Da of the 1999 BOCA | olication for office starting that office: 06/03/2005 Ok to Issue: Code. |
| Note: 1) Separate permits shall be recapilled. 2) This building shall remain a review and approval. 3) This permit is being approve work. Dept: Building State Note: 1) All penetrations in fire separate All conditions of approval from Dept: Fire State | quired for future decks, sheds, p four (4) family condo dwelling ed on the basis of plans submitte us: Approved with Conditions ration assemblies must be protectom former permits for this proje | nools, and/or ga g. Any change of ed. Any deviat Reviewer: cted in accordance apply to this | irages. f use shall require a sions shall require a simple Mike Nugent | separate permit app separate approval be Approval Da of the 1999 BOCA | olication for efore starting that te: 06/03/2005 Ok to Issue: Code. te: 06/02/2005 |
| Note: 1) Separate permits shall be red 2) This building shall remain a review and approval. 3) This permit is being approve work. Dept: Building State Note: 1) All penetrations in fire separal All conditions of approval from Dept: Fire State Note: | quired for future decks, sheds, p four (4) family condo dwelling ed on the basis of plans submitte us: Approved with Conditions ration assemblies must be protection former permits for this projects: Approved with Conditions | nools, and/or ga g. Any change of ed. Any deviat Reviewer: cted in accordance apply to this | rages. f use shall require a sions shall require a s Mike Nugent nce wirth Chapter 7 s structure. | separate permit app separate approval be Approval Da of the 1999 BOCA | olication for office starting that office: 06/03/2005 Ok to Issue: Code. |
| Note: 1) Separate permits shall be red 2) This building shall remain a review and approval. 3) This permit is being approve work. Dept: Building State Note: 1) All penetrations in fire separall conditions of approval from Dept: Fire State Note: 1) Access for fire apperatious and separations are separated by the separated separate | quired for future decks, sheds, p four (4) family condo dwelling ed on the basis of plans submitte us: Approved with Conditions ration assemblies must be protectom former permits for this projects: Approved with Conditions t all times | nools, and/or ga g. Any change of ed. Any deviat Reviewer: cted in accordance apply to this | rages. f use shall require a sions shall require a s Mike Nugent nce wirth Chapter 7 s structure. | separate permit app separate approval be Approval Da of the 1999 BOCA | olication for efore starting that te: 06/03/2005 Ok to Issue: Code. te: 06/02/2005 |
| Note: 1) Separate permits shall be red 2) This building shall remain a review and approval. 3) This permit is being approve work. Dept: Building State Note: 1) All penetrations in fire separal All conditions of approval from Dept: Fire State Note: | quired for future decks, sheds, p four (4) family condo dwelling ed on the basis of plans submitte us: Approved with Conditions ration assemblies must be protectom former permits for this projects: Approved with Conditions t all times with NFPA 13R | nools, and/or ga g. Any change of ed. Any deviat Reviewer: cted in accordance apply to this | rages. f use shall require a sions shall require a s Mike Nugent nce wirth Chapter 7 s structure. | separate permit app separate approval be Approval Da of the 1999 BOCA | olication for efore starting that te: 06/03/2005 Ok to Issue: Code. te: 06/02/2005 |
| Note: 1) Separate permits shall be recapillated. 2) This building shall remain a review and approval. 3) This permit is being approve work. Dept: Building State Note: 1) All penetrations in fire separated. All conditions of approval from Dept: Fire State Note: 1) Access for fire apperatious and Sprinkler system to comply we have a specific provided to the separate system. | quired for future decks, sheds, p four (4) family condo dwelling ed on the basis of plans submitte us: Approved with Conditions ration assemblies must be protect from former permits for this project us: Approved with Conditions t all times with NFPA 13R comply with NFPA 101 | Reviewer: Reviewer: | rages. f use shall require a sions shall require a s Mike Nugent nce wirth Chapter 7 s structure. | separate permit app separate approval be Approval Da of the 1999 BOCA Approval Da | efore starting that te: 06/03/2005 Ok to Issue: Code. te: 06/02/2005 Ok to Issue: Ok to Issue: |
| Note: 1) Separate permits shall be red 2) This building shall remain a review and approval. 3) This permit is being approve work. Dept: Building State Note: 1) All penetrations in fire separall conditions of approval from the state of | quired for future decks, sheds, p four (4) family condo dwelling ed on the basis of plans submitte us: Approved with Conditions ration assemblies must be protect from former permits for this project us: Approved with Conditions t all times with NFPA 13R comply with NFPA 101 | nools, and/or ga g. Any change of ed. Any deviat Reviewer: cted in accordance apply to this | rages. f use shall require a sions shall require a s Mike Nugent nce wirth Chapter 7 s structure. | separate permit app separate approval be Approval Da of the 1999 BOCA Approval Da | efore starting that te: 06/03/2005 Ok to Issue: Code. te: 06/02/2005 Ok to Issue: M |

UNITS 40-43 1955 1955

DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME

MAY 1 q 2005

All Purpose Building Permit Applica

If you or the property owner owes real estate or personal property taxes er user charges on any protective within the City, payment arrangements must be made before permits of any kind are accepted.

| Location/Address of Construction: | 852 | OCEAN | AVE O | / FAN | 1210 FT CONDI |
|--|-----------------|----------------------------|-----------------------------|--|-------------------------------------|
| Total Square Footage of Proposed Struc | | | ootage of Lot | | |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# '引し 月月 00ろ | Owner: ⊘(€AN | GID FE | REALTY | rrd | Telephone: |
| řezeě, Briver, ž Name (It Voblicdělé) | Applicant I | name, addr Tins Coce | ess & n ~ House n lett me | Cost Work Fee: | 91 525,000 \$ 4,7445121 |
| Current use: | | | | <u>/1</u> | 3/ <u>X</u> / |
| Ifthe location is currently vacant, what w | | | | | |
| Approximately how long has it been vaca | ant: | | | ······································ | |
| Proposed use: 4 VNIT Co | NO0/ V | u 1 T S | Va - U | ₹ | |
| Project description: | | | 10 1 | | |
| Contractor's name, address & telephone: | PATHI | C4 T11 | USMAN | .1 | |
| Who should we contact when the name is | . T | 666 | CLEAN | 4005 | e VI (|
| Vho should we contact when the permit and address: | is ready; | CANE | 61154 | <u> </u> | 04107 |
| we will contact you by phone when the peview the requirements before starting and a \$100.00 fee if any work starts before | | | | ork orde | the permit and er will be issued |
| HE REQUIRED INFORMATION IS NOT INCLU | DED IN THE SL | BMISSIONS | THE PERMIT WIII | | |

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 CROER TO APROVE 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: | JA. | Date: | 5-18-05 | |
|-------------------------|-----|-------|---------|--|

This is NOT a permit, you may not commence ANY work unfil 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

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

| CI | TY OF PORT | LAND |
|--|---|--|
| Please Read Application And Notes, If Any, Attached | PERMIN | Termit RERMIJOSUED |
| This is to certify that Ocean Ridge Realty Lic | Patr Tinsma Tinsma | JUN ~ 6 2005 |
| has permission to 4 unit condo units 40-4 | 3 | |
| AT 145 Ridge Rd | | 416A ACD304CITY OF PORTLAND |
| provided that the person or perso | | epting this permit shall comply with all |
| of the provisions of the Statutes | | ances of the City of Portland regulating |
| the construction, maintenance an this department. | id u of buildings and str | tures, and of the application on file in |
| Apply to Public Works for street line and grade if nature of work requires such information. | Nication inspects mugicand with a permission problem of the ding of the ladder of the RINOTICE IS REQUIRED. | A certificate of occupancy must be procured by owner before this building or part thereof is occupied. |
| OTHER REQUIRED APPROVALS Fire Dept. Cores Cores | | |
| Health Dept. | | |
| Appeal Board | | All In the lake |
| OtherDepartment Name | | Director - Building & Inspection Services |

PENALTY FOR REMOVINGTHIS CARD

| City of Davidson 1 NA | .t m. H.H | . | PERM | <u> </u> |
|--|---|---|---|---------------------------------|
| 389 Congress Street, 0 | aine - Building or Use 4101 Tel: (207) 874-870 | Permit Application 3. Fax: (207) 874-8716 | Permit No: Issue Date: | CBE: - 200c416A A008040 |
| Location of Construction: | Owner Name: | | wner Address: | 6 200c410 A005040 |
| 145 Ridge Rd | Ocean Ridge | | 4 Ocean Ave | rame; |
| Business Name: | Contractor Nam Patrick Tinsn | ee: Co | ontractor Addr ss: CITY 0 | F PORTEAND |
| Lessee/Buyer's Name | Phone: | | 1 Old Ocean House Rd. Cap rmit Type: | Elizabe 2076503969 Zone: |
| | | 1 | Multi Family | R-3 |
| Past Use: | Proposed Use: | | ermit Fee: Cost of Work | CEO District: 1772 |
| Vacant Land | 4 unit condo | <u></u> | \$4,821.00 \$525,00 | 0.00 4 |
| | | FI | RE DEFT: Approved | INSPECTION: |
| | | | Denied | Use Group R 3 Type 5 Z |
| | | 14 | ith andthons | 6/3/85 |
| Proposed Project Description: | | | | Cliff du S |
| 4 unit condo units 40- 43 | | | gnature Capal (G. Capas) DESTRIAN ACTIVITIES DIST | Signature: CM Lary |
| | | | | · |
| | | | | oved w/Conditions Denied |
| Permit Taken By: | Date Applied For: | T | gnature: | Date: |
| dmartin | 05/19/2005 | | Zoning Approval | |
| 1. This permit application | on does not preclude the | Special Zone or Reviews | Zoning Appeal | Historic Preservation |
| 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. | | ☐ Shoreland NA | ☐ Variance | Not in District or Landman |
| | | ☐ Wetland | [] Miscellaneous | Does Not Require Review |
| | | □ Flood Zone P Anel 7 Zone X | Conditional Use | Requires Review |
| False information may permit and stop all we | y invalidate a building ork | Subdivision | ☐ Interpretation | Approved |
| | | Site Plan (Nignal 2003-005) | Approved | ☐ Denied |
| | | Maj Minor MM | Denied | Date: |
| | | of with cond | | |
| | | Date: 5/3/ | Date: | |
| | | | | |
| | | | | |
| | | ODNOVA | | |
| ereby certify that I am the | e owner of record of the no- | CERTIFICATION | ononad 1. 1 | at a |
| are even aumorized by th | ic owner to make mis amond | lanon as his amborized age | nt and Lagrae to conform to | y the owner of record and that |
| isoronon, maddinon, n | a permit for work described | In the application is issued | certify that the code office | inlig outhorized range and the |
| ch permit. | an arous covered by sur | on poinnt at any teasonable | nour to enforce the provision | on of the code(s) applicable to |
| GNATURE OF APPLICANT | | ADDRESS | DATE | PHONE |
| | | | | |
| ESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | | | DATE | PHONE |

TO:

Inspections Department

FROM:

Jay Reynolds, Development Review Coordinator

DATE:

December 7, 2006

RE:

C. of O. for ALL UNITS, Ocean Ridge Condominiums,

(CBL 335G008) (ID 2001-0002)

After visiting the site, I have the following comments:

Site work complete.

For all of the units within the Ocean Ridge Condominium Project, I recommend issuing permanent Certificates of Occupancy.

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

CITY OF PORTLAND, MAINE

Department of Building Inspection

Certificate of

LOCATION

145 Ridge Rd units 40 - 43

CBL 416A A003040

Issued to

Ocean Ridge Realty Llc/Patrick Tinsman

Date of Issue

12/08/2006

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 # 41

APPROVED OCCUPANCY Residential Condominium Use Group R3 Type 5B IBC 2003

Limiting Conditions:

none

This certificate supersedes certificate issued

Approved:

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

LOCATION

181 Ridge Rd units 33-35

CBL 416A A003033

Issued to

Ocean Ridge Realty Llc/Patrick Tinsman

Date of Issue

12/08/2006

This is to certify that the building, premises, or part thereof, at the above location, built - altered 05-0638 - changed as to use under Building Permit No. , 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 #34**

APPROVED OCCUPANCY Residential Condominium Use Group R3 Type 5B **IBC 2003**

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

(Date)

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from