

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 05-0638	Issue Date: JUN 6 2005	PERMIT ISSUED: 416A A003033
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Location of Construction: 181 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	Phone: 207-8303965
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	Zone: R-3

Past Use: Vacant Land	Proposed Use: Multi-family 3 unit condo units 33-35	Permit Fee: \$3,921.00	Cost of Work: \$425,000.00	CEO District: 4	PRU
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Proposed Project Description: 3 unit condo units 33-35	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>with conditions</i>	INSPECTION: Use Group: <i>R3</i> Type: <i>58</i> <i>6/3/05</i>
	Signature: <i>Capt. G. Case</i>	Signature: <i>[Signature]</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: <i>ciartin</i>	Date Applied For: 05/19/2005	<b>Zoning Approval</b>	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panel 7 zone 1</i> <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#2003-005</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>5/31/05</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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**

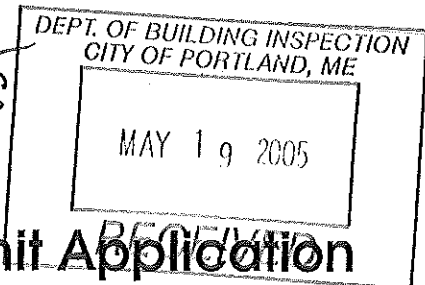
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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

34-183

UNITS

33-35  
181-185



# 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 Bridge Rd

Location/Address of Construction: <u>OCEAN RIDGE CONDO OCEAN AVE.</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# NIL	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</u> <u>04107</u>	Cost Of Work: <u>\$ 425,000</u> Fee: <u>\$ 4221.00</u>
Current use: _____		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>3 UNIT CONDOS / UNITS 33-35</u>		
Project description: _____		
Contractor's name, address & telephone: <u>PATRICK TINSMAN</u> <u>91 OLD OCEAN HOUSE RD</u> <u>CAPE ELIZABETH MAINE</u> <u>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: <u>Patrick Tinsman</u>	Date: <u>5-18-05</u>
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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: 4-1-06	Job No: 0316
Attn: P. TINSMAN	
Re: OCEAN RIDGE	
UNITS 33-35	

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  MISC.

Copies	Date	No.	Description
1 EA			11 x 17 PRINTS
2 EA			24" x 36" PRINTS
1 EA			CD-ROM w/ PDF FILE FOR CITY.
1 EA		2 SETS	DESIGN PROFESSIONAL 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 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"/> _____                              |

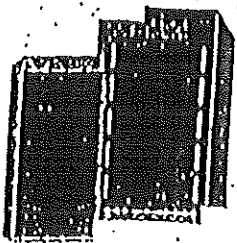
REMARKS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

COPY TO: L&L STR., FILE

SIGNED: [Signature]

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

UNITS 33-35



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

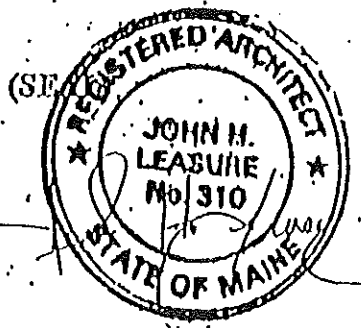
FROM: JOHN H. LEASURE ARCHITECT INC.

RE: Certificate of Design

DATE: APRIL 1, 2005

These plans and/or specifications covering construction work on:  
OCEAN RIDGE CONDOMINIUMS (UNITS 33-35)  
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

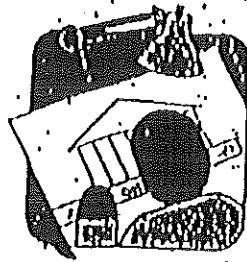
As per Maine State Law:

\$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 6/20/2k

We assume no liability for Mechanical, Electrical, or Civil Engineering

UNITS 33-35



# 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 (14) 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 3164 S.F.  
Seismic Zone Z/A<sub>v</sub> = 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

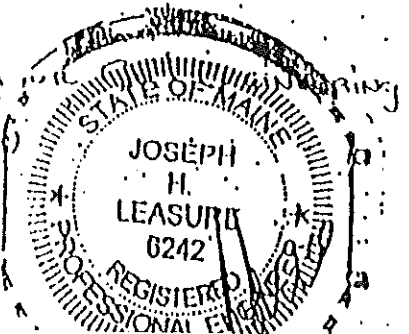
If mixed use, what subsection of 313 is being considered \_\_\_\_\_

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

WE ASSUME NO L... Mechanical, Electrical

(Designers Stamp & Signature)

PSII 6/07/1K



Applicant/Owner: Ocean Ridge Realty LLC

Date: 5/31/05

Address: unit # 33-34-35 Ridge Rd  
Ocean Ridge Deve

C-B-L: 416A-A-003

CALL # 181

CHECK-LIST FOR ZONING COMPLIANCE - PRUDS

Permit Application Number: # 05-0638

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 garage

Interior or corner lot:

Sewage Disposal: City

Street Frontage: 50' - 50' shown

Max. Height: 35' MAX - 28' setback

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

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

check →

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

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 per

Off-street Parking: ok see original site plan approval

Site Plan: #2003-0056

Shoreland/Stream Protection: N/A

Flood Plain: panel 7 zone X

Form # P04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

**BUILDING INSPECTION**  
**PERMIT**

Please Read Application And Notes, If Any, Attached

Permit Number: 050638

**PERMIT ISSUED**  
JUN - 6 2005  
**CITY OF PORTLAND**

This is to certify that Ocean Ridge Realty Llc/Patrick Tinsman  
has permission to 3 unit condo units 33-35  
AT 181 Ridge Rd 604 416A A003033

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. **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. 604 600 6000 6-2-05  
Health Dept. \_\_\_\_\_  
City Board \_\_\_\_\_  
Department Name \_\_\_\_\_

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 05-0638	Date Applied For: 05/19/2005	CBL: 416A A003033
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Location of Construction: 181 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: Multi-family 3 unit condo units 33-35	Proposed Project Description: 3 unit condo units 33-35
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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) 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 apperatiuous 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:**

**Note:** **Ok to Issue:**



**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
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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
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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 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 apperatiuous 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:**

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 other 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#      Block#      Lot# <u>416      AA      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>Patricia Tinsman 91 OLD OCEAN HOUSE RD 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 91 OLD OCEAN HOUSE RD 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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

PERMIT ISSUED JUN - 6 - 2005 CITY OF PORTLAND

This is to certify that Ocean Ridge Realty Llc/Patricia 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. HOUSING 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 Case Health Dept. Appeal Board Other Department Name

Director - Building & Inspection Services 6/3/05

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

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: 416 A A003040

Location of Construction: 145 Ridge Rd	Owner Name: Ocean Ridge Realty Llc	Owner Address: 84 Ocean Ave	Phone: 416 A A003040
Business Name:	Contractor Name: Patrick Tinsman	Contractor Address: 91 Old Ocean House Rd, Cape Elizabeth	Phone: 2076503968
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	PR4D
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3, Type 5B 6/3/05		

Proposed Project Description:  
4 unit condo units 40-43

Signature: *Carl Co. Cross*      Signature: *[Handwritten]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved     Approved w/Conditions     Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: dmartin	Date Applied For: 05/19/2005	<b>Zoning Approval</b>		
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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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland WA <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 7 Zone X <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan original 2003-00576 Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>5/31/05</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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"/> 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 \_\_\_\_\_

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)

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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 Occupancy

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:

*Patrick Tinsman*  
12-08-2006 (Date) Inspector

*James Donker* 12/18/06  
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 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 — changed as to use under Building Permit No. 05-0638, 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: none

This certificate supersedes  
certificate issued

Approved:

*Patrick Tinsman*  
(Date) Inspector

*James Donker* 12/18/06  
Inspector of Buildings

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