

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 080113

Please Read
Application And
Notes, If Any,
Attached

This is to certify that LEFEVRE CINDY L / Kinney & Son, Inc / Joe Kinney

has permission to unit#18 - Finish basement, room & bath

AT 22 OSPREY TER unit#18

PERMIT ISSUED

FEB 29 2008

416A A003018

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procured before this building or part thereof is started or service closed-in. 4 HOUR NOTIFICATION REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature]
2/25/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

1:00 PM

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

NA Footing/Building Location Inspection: Prior to pouring concrete

NA Re-Bar Schedule Inspection: Prior to pouring concrete

NA Foundation Inspection: Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: ~~There is a \$75.00 fee per inspection at this point.~~

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]
Signature of Applicant/Designee

2-29-08
Date

[Signature]
Signature of Inspections Official

2/29/08
Date

CBL: 416AAJ

Building Permit #: 08 0113

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0113	Issue Date:	CBL: 416A A003018
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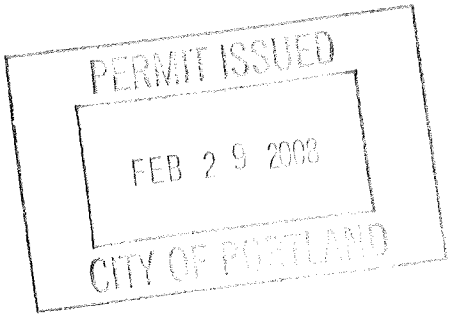
Location of Construction: 22 OSPREY TER unit#18	Owner Name: LEFEVRE CINDY L	Owner Address: 22 OSPREY TERR	Phone:
Business Name:	Contractor Name: Kinney & Son, Inc. / Joe Kinney	Contractor Address: 11 Jameson Drive Falmouth	Phone: 2079392524
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3/FA

Past Use: Ocean Ridge Condo -unit#18	Proposed Use: Ocean Ridge Condo -unit#18 - Finish basement, rec room & 3/4 bath	Permit Fee: \$240.00	Cost of Work: \$22,000.00	CEO District: 4	Zone: PRUD
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Proposed Project Description: unit#18 - Finish basement, rec room & 3/4 bath	FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i>	INSPECTION: Use Group: R-3/2 Type: SB IRC 2003 Signature: <i>[Signature]</i>
<i>original permit #03-1509 for this unit</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: Idobson	Date Applied For: 02/06/2008	Zoning Approval
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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>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>5/26/08</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>Date: _____</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"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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3-3-08

1. Inspection for rough-in framing, plumbing and electrical A.S.M

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0113	Date Applied For: 02/06/2008	CBL: 416A A003018
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Location of Construction: 22 OSPREY TER unit#18	Owner Name: LEFEVRE CINDY L	Owner Address: 22 OSPREY TERR	Phone:
Business Name:	Contractor Name: Kinney & Son, Inc. / Joe Kinney	Contractor Address: 11 Jameson Drive Falmouth	Phone (207) 939-2524
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Ocean Ridge Condo -unit#18 - Finish basement, rec room & 3/4 bath	Proposed Project Description: unit#18 - Finish basement, rec room & 3/4 bath
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 02/06/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 3) This unit #18 shall remain a single family condominium. Any change of use shall require a separate permit application for review and approval. There are a maximum 46 residential condominium D.U. on site. 			
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 02/25/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process. 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 3) As discussed, please submit a sprinkler system acceptance report upon completion of the work. 			

Comments:
2/6/2008-mes: 46 condos for the entire project originally approved.



General 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>22 Osprey Terr. Unit #18</u>		
Total Square Footage of Proposed Structure/Area <u>600 sq ft</u>		Square Footage of Lot <u>?</u>
Tax Assessor's Chart, Block & Lot Chart# <u>416</u> Block# <u>AA</u> Lot# <u>3</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Cindy + Dave Wilson (LePavre)</u> Address <u>22 Osprey Terr.</u> City, State & Zip <u>Portland Me</u>	Telephone: <u>939-2524</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>22,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <input checked="" type="checkbox"/> <u>Single Family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Reck Room</u> Is property part of a subdivision? <u>Condo</u> If yes, please name <u>Ocean Ridge Condos.</u> Project description: <u>Finishing basement with Reck Room</u> <u>a 3/4 Bath.</u>		
Contractor's name: <u>Kinney + Son Inc. Joe Kinney</u> Address: <u>11 Jameson Dr</u> City, State & Zip: <u>Blount Me. 04105</u> Telephone: <u>878-5252</u> Who should we contact when the permit is ready: <u>Joe Kinney</u> Telephone: <u>939-2524</u> Mailing address: <u>11 Jameson Dr. Blount Me. 04105</u>		

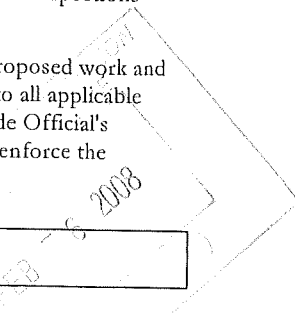
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

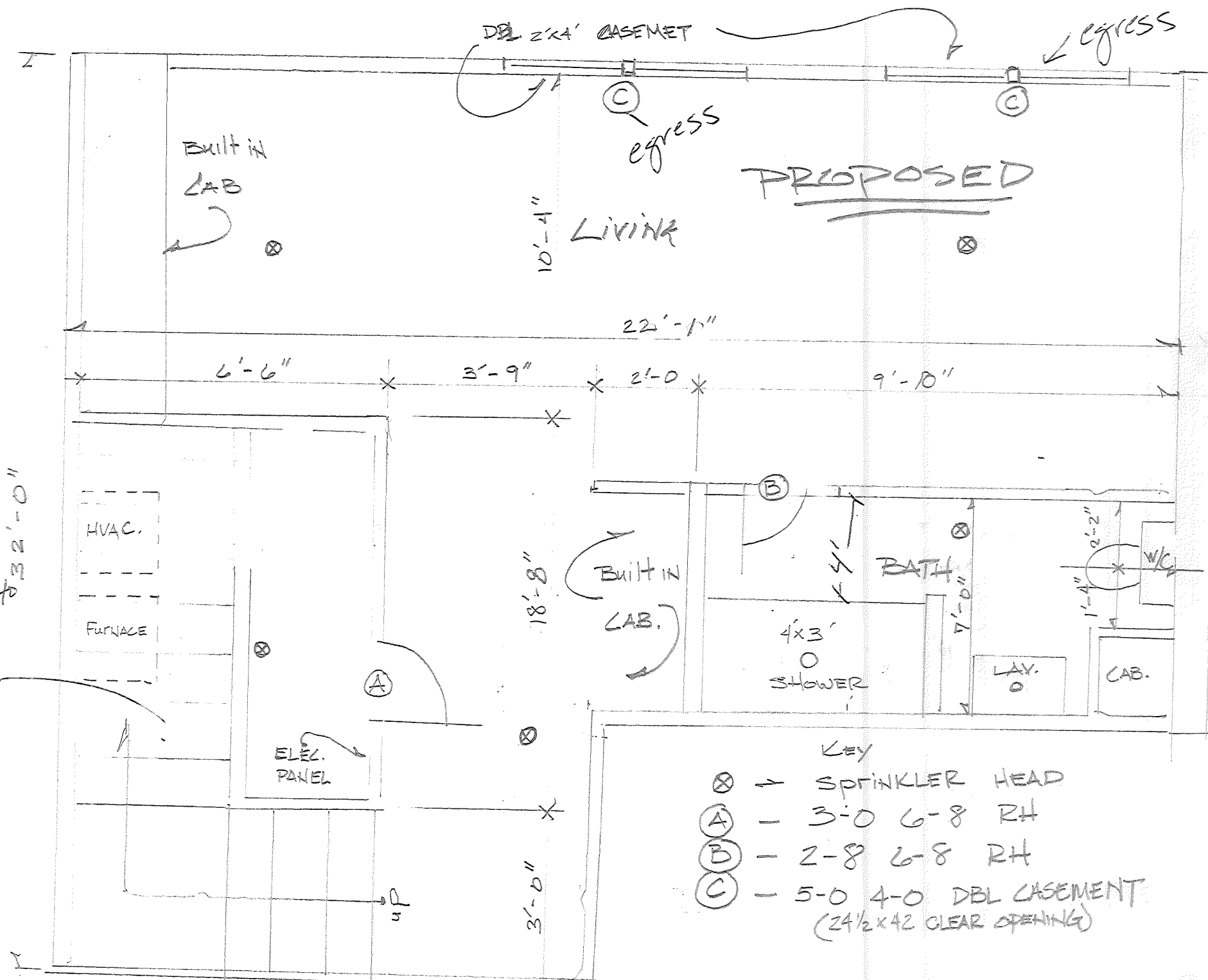
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: Joe Kinney Date: 2-06-08

This is not a permit; you may not commence ANY work until the permit is issue





- KEY
- ⊗ → SPRINKLER HEAD
 - (A) - 3-0 6-8 RH
 - (B) - 2-8 6-8 RH
 - (C) - 5-0 4-0 DBL CASEMENT
(24 1/2 x 42 CLEAR OPENING)

Need to 32'-0"

PROPOSED

LIVING

BATH

BUILT IN CAB.

BUILT IN CAB

HVAC.

FURNACE

ELEC. PANEL

4x3'
SHOWER

LAV.

CAB.

DBL 2'x4' CASEMENT

egress

egress

10'-4"

22'-1"

6'-6"

3'-9"

2'-0"

9'-10"

18'-8"

3'-0"

up

EXISTING UNITS

EXISTING

Existing Stairs

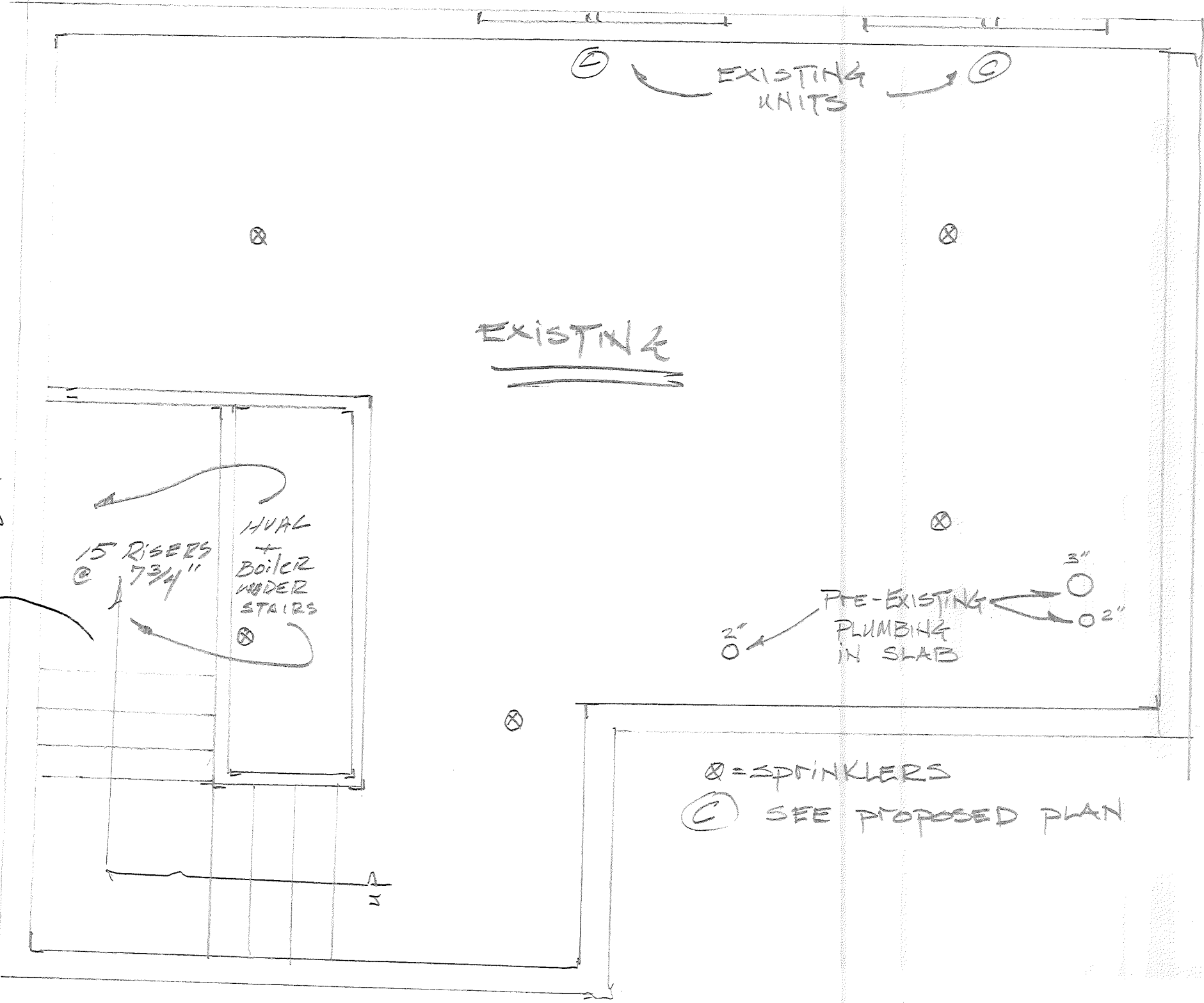
15 RISERS @ 7 3/4"

HVAL + BOILER UNDER STAIRS

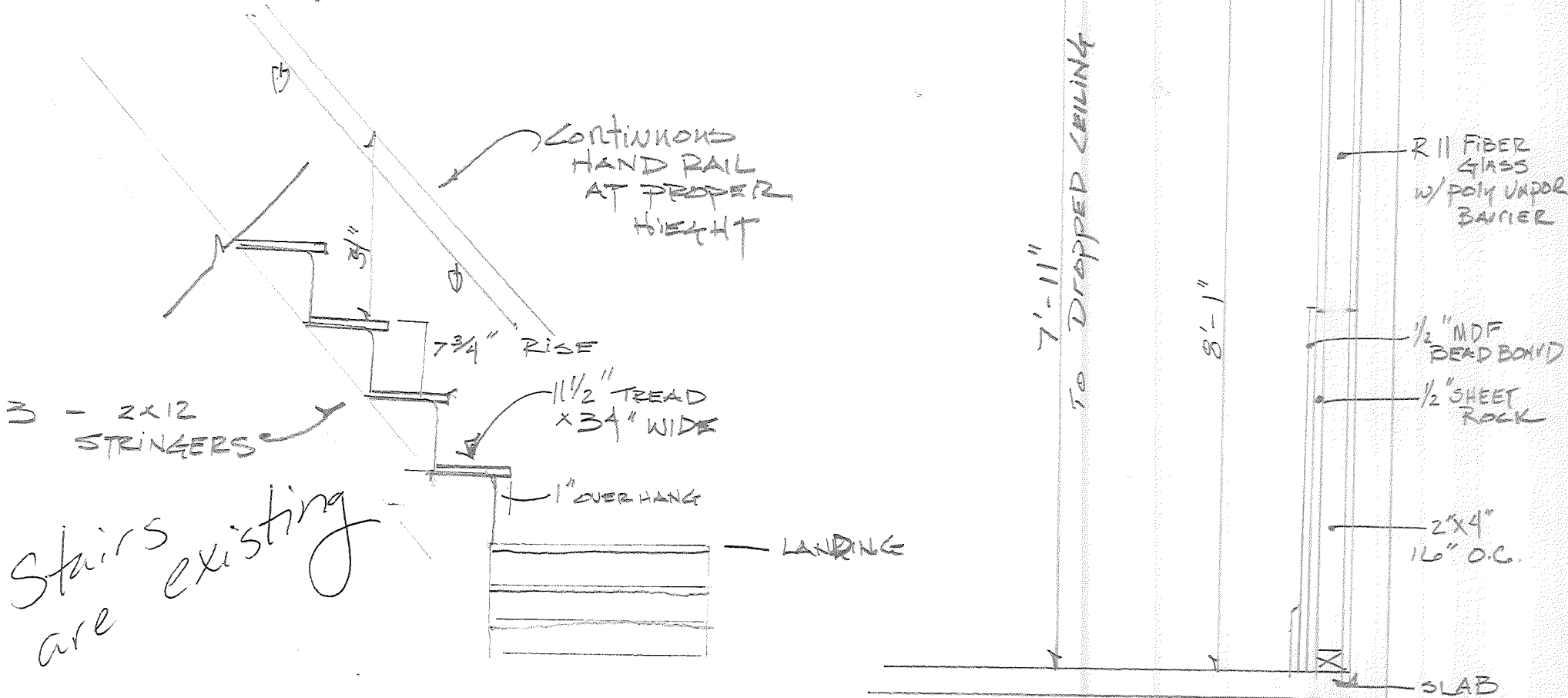
PRE-EXISTING PLUMBING IN SLAB

3"
0 2"

⊗ = SPRINKLERS
Ⓢ = SEE PROPOSED PLAN



ENCLOSED STAIR SYSTEM



- 2x4 PLATES.
- 2x4 STUDS 16" O.C.
- R11 BATTS
- POLY VAPOR BARRIER.

PLUMBING APPLICATION

Department of Health and Human Services
Division of Environmental Health

PROPERTY ADDRESS

Town or Plantation: Portland
 Street Subdivision Lot #: 22 Spring Hill
PROPERTY OWNERS NAME
 Last: Wheeler First: Cindy
 Applicant Name: Paul Cyr
 Mailing Address of Owner/Applicant (If Different): 204 Spanish Rd Scarborough 04107

2008 8056

PORTLAND PERMIT # 10552 TOWN COPY

Date Permit Issued: 2/29/08 \$ 1124 Double Fee Charged

Janne Baula L.P.I. # 6732
 Local Plumbing Inspector Signature

416-NA 3018

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant

Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for

1. NEW PLUMBING
2. RELOCATED PLUMBING

Type of Structure To Be Served:

1. SINGLE FAMILY DWELLING
2. MODULAR OR MOBILE HOME
3. MULTIPLE FAMILY DWELLING
4. OTHER - SPECIFY _____

Plumbing To Be Installed By:

1. MASTER PLUMBER
2. OIL BURNERMAN
3. MFG'D. HOUSING DEALER/MECHANIC
4. PUBLIC UTILITY EMPLOYEE
5. PROPERTY OWNER

LICENSE # M.S.P.O.D/13602

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
OR HOOK-UP: to an existing subsurface wastewater disposal system. OR PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Hosebib / Sillcock		Bathtub (and Shower)
		Floor Drain	11	Shower (Separate)
		Urinal	11	Sink
		Drinking Fountain		Wash Basin
		Indirect Waste	11	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Roof Drain		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
				Fixtures (Subtotal) Column 2
				Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

RECEIVED
 FEB 29 2008
 FEE
 13

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:

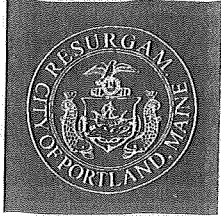
Date _____
 Permit # 2008 4147
 CBL# 416 AA 003018

LOCATION: 22 Osprey Hill METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER Cindy Wilson (LeBarre)
 TENANT _____ PHONE # _____

						TOTAL EACH FEE	
OUTLETS	12	Receptacles	5	Switches	1	Smoke Detector	.20
FIXTURES	8	Incandescent		Fluorescent		Strips	.20
SERVICES		Overhead		Underground		TTL AMPS <800	15.00
		Overhead		Underground		>800	25.00
Temporary Service		Overhead		Underground		TTL AMPS	25.00
							25.00
METERS		(number of)					1.00
MOTORS		(number of)					2.00
RESID/COM		Electric units					1.00
HEATING		oil/gas units		Interior		Exterior	5.00
APPLIANCES		Ranges		Cook Tops		Wall Ovens	2.00
		Insta-Hot		Water heaters		Fans	2.00
		Dryers		Disposals		Dishwasher	2.00
		Compactors		Spa		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					15.00
		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		Remote		Main	4.00
							5.00
							8.00
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

CONTRACTORS NAME Nick Panenka MASTER LIC. # MS 60018837
 ADDRESS 33 Caron St LIMITED LIC. # _____
 TELEPHONE 272-0575

SIGNATURE OF CONTRACTOR Nick Panenka



PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life www.portlandmaine.gov

Planning & Urban Development Department
Penny St. Louis Littell, Director

October 23, 2009

Ocean Ridge Condominium Association
Ms. Terry Hand, President
48 Ridge Road
Portland, Maine 04103

RE: Site Plan Review Required for Parking Expansion at Ocean Ridge Condominiums, Portland, Maine, CBL #416A A 001001,

Dear Ms. Hand:

On August 10, 2009, in response to an outside inquiry, City staff inspected the property at 852 Ocean Avenue (Ocean Ridge Condominium Development) to investigate recent unauthorized site work, specifically the construction of a parking area. Chapter 14 of the Land Use Code requires site plan approval for "the construction of any parking area." Based on my inspection the construction of the new parking area requires site plan review and approval.

At your request, I recently researched the Planning Department file for the Ocean Ridge Condominium Project, and discovered that an application for an amendment to the original site plan was submitted on December 13, 2005 by Sebago Technics on behalf of the developer Pat Tinsman. The amendment application included a proposal to construct 7 additional parking spaces along Ridge Road, but there is no evidence that it was approved. Due to the uncertain status of the original amendment application, the City is willing to accept a revised application for the work already completed. Therefore, in order to come into compliance, you must apply for a site plan amendment by Friday, November 20, 2009. Enclosed is a checklist that will assist in what to submit on your site plan.

We are seeking your timely cooperation with the City's site plan submission, review and approval requirements. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A M.R.S.A. Ss 4452.

Please contact me at 874-8632 with any questions.

Sincerely,

Philip DiPierro
Development Review Coordinator

cc: Penny St. Louis Littell, Planning and Development Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Tammy Munson, Director of Inspection Services
Danielle West-Chuta, Corporation Counsel

-Teanne - Ocean Ridge Condos.

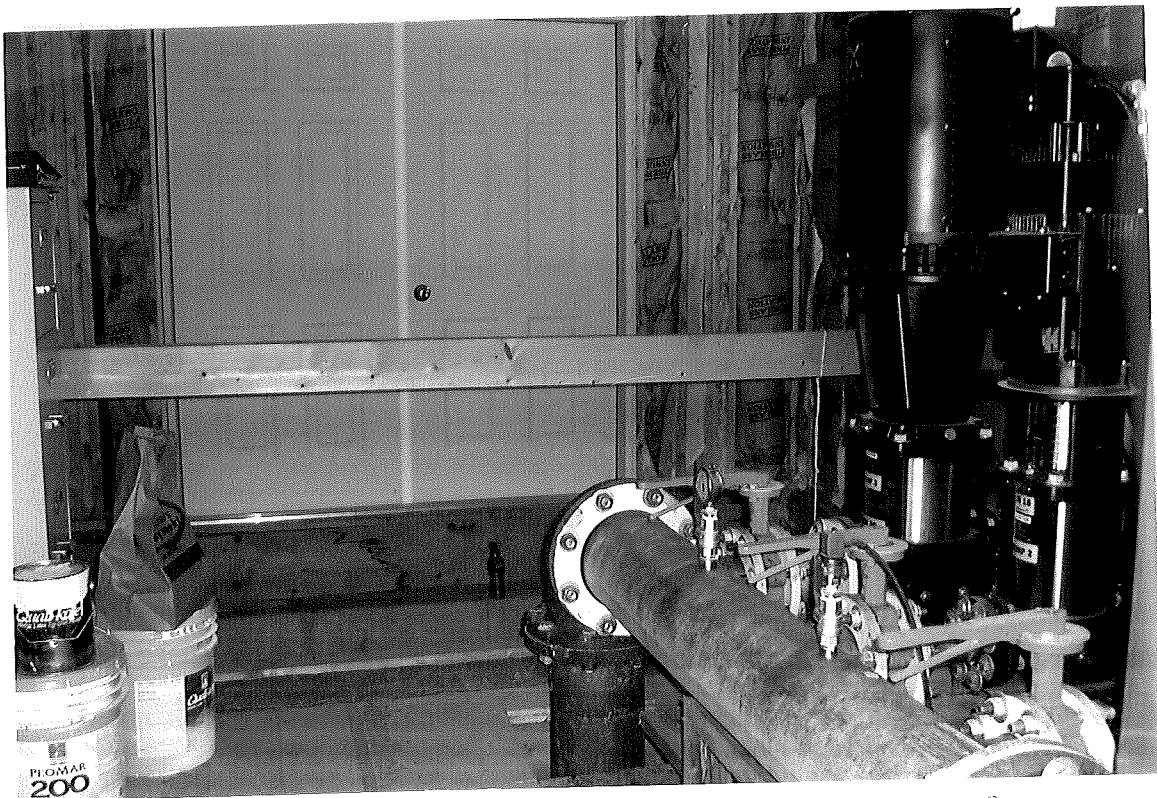
Here are some photos of our pump house.

Penny said there was a meeting scheduled so I wanted to give you these so you can see what we have,



Jerry G Hand
4/17/08

APR 17 2008



This is as
you walk in
the single door.
We do not have
a key to the
double door.
It was lost
by the builder.

You can see the open floor
with just a 2" x 6" across the opening.



This is looking down - it's
about 10 to 12 feet down.
There is no ladder or stairs.

James G Hand
5/11/75



This is the propane heater.
The State Fire Marshal said it should
have fireproof material behind it.

Thanks,

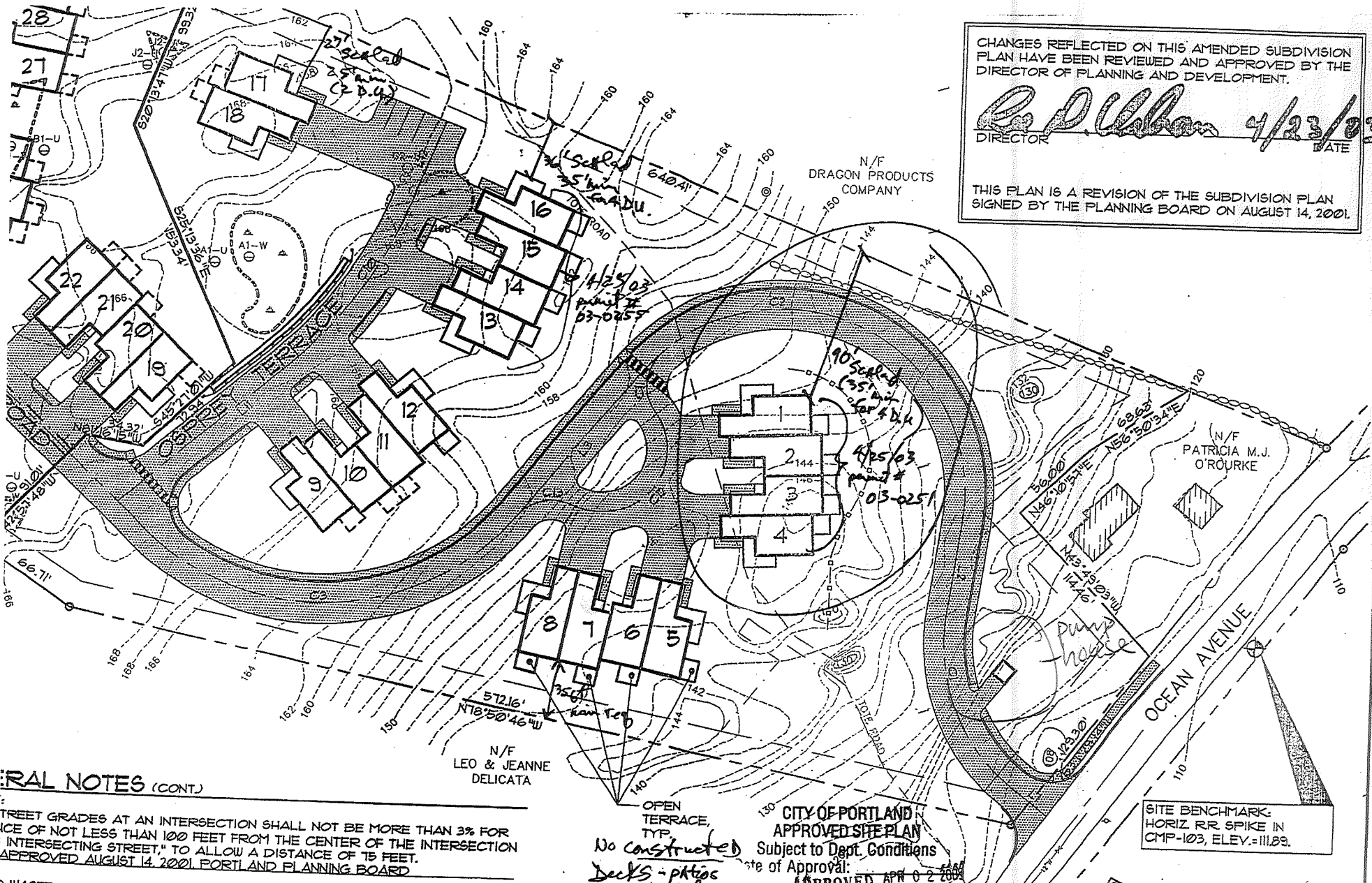
Jerry F. Hand

4/17/08

BERGLASS VILATION

CAUTION: The vapor retarder facing on this product will burn and must not be left exposed. It must be covered with gypsum board or other code approved building materials. In case of fire, keep open flames away from this product.





CHANGES REFLECTED ON THIS AMENDED SUBDIVISION PLAN HAVE BEEN REVIEWED AND APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT.

R. P. Urban 4/23/03
 DIRECTOR DATE

THIS PLAN IS A REVISION OF THE SUBDIVISION PLAN SIGNED BY THE PLANNING BOARD ON AUGUST 14, 2001.

N/F
 DRAGON PRODUCTS
 COMPANY

N/F
 PATRICIA M.J.
 O'ROURKE

SITE BENCHMARK:
 HORIZ RR SPIKE IN
 CMP-103, ELEV.=111.89.

GENERAL NOTES (CONT.)

STREET GRADES AT AN INTERSECTION SHALL NOT BE MORE THAN 3% FOR A DISTANCE OF NOT LESS THAN 100 FEET FROM THE CENTER OF THE INTERSECTING STREET, TO ALLOW A DISTANCE OF 15 FEET.

APPROVED AUGUST 14, 2001, PORTLAND PLANNING BOARD

WASTE REMOVAL SHALL BE CURB SIDE PICK-UP BY PRIVATE CONTRACTOR

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: APR 02 2003
 APPROVED APR 02 2003

No constructed
 Decks - patios
 only

H | LRR | 3-13-03 | DEVELOPER'S SIGNATURE

left small
 3/10/08

Penny left um
 on 4/22/08

John Leasure 450-0555-