

Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division

Location: 22 Hancock Street (1 - 15 Middle Street)

CBL: 020 E009001

Issued To: The Village At Oceangate Llc

Issued Date: 12/20/2013

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. 201265699 has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

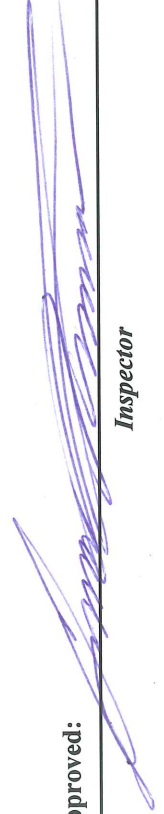
"B" Building
1st Floor

APPROVED OCCUPANCY

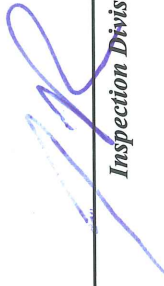
Common Area(s)
Use: S-2 Parking Garage
Type: 1B Mixed Use Separated
IBC 2009 / MUBEC

LIMITING CONDITIONS: This is a temporary C of O that expires on June 1, 2014 pending completion of site work and garage lift equipment approval(s). In the parking area, this C of O is limited to areas the Inspections Division has cleared for use.

Approved:



Inspector



Inspection Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.



Memorandum
Department of Planning and Development
Planning Division



TO: Inspections Department

FROM: Phillip DiPietro, Development Review Coordinator

DATE: December 20, 2013

RE: C. of O. for # 113 Newbury Street, Bayhouse Condominium Project
(Id # 2012-466) (CBL 020 D 032001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Completing the unfinished items on the Public Services punch list of 12/17/2013, ie Crack Sealing, ADA Panels, Structure Covers, Signs, Sidewalk Repairs, survey monuments, etc.
2. Delivery to Public Services of the 8 remaining trees, grates, guards, and granite,
3. Installation of the Middle Street asphalt surface coat,
4. Installation of the luminaire at the corner of Middle and Hancock Streets,
5. Installation of the approved bike racks,
6. Completing the striping in the parking garage,
7. Installation of the casco trap in the alley catch basin,
8. Completing the deck and railings/fence in the alley of the Reynolds site,
9. Miscellaneous minor site work,
10. Submission and approval of "As-Built" plans,
11. Meeting the remaining conditions of approval outlined the site plan/subdivision approval letter of June 15, 2012.

Unless otherwise noted, I anticipate this work can be completed by June 1, 2014.

At this time, I recommend issuing a temporary Certificate of Occupancy.

Cc: Tammy Munson, Inspection Services Manager
Barbara Barhydt, Development Review Services Manager

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PORTION OF BUILDING OR PREMISES

"B" Building
2nd Floor

APPROVED OCCUPANCY

Common Area(s)
Use: R-2 Residential Apartments
Type: 5A Mixed Use Separated
IBC 2009 / MUBEC

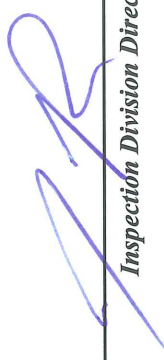
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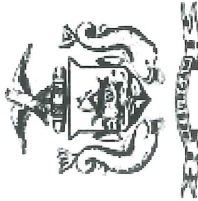
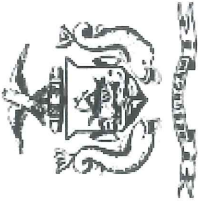


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PORTION OF BUILDING OR PREMISES

"B" Building
3rd Floor

APPROVED OCCUPANCY

Common Area(s)
Use: R-2 Residential Apartments
Type: 5A Mixed Use Separated
IBC 2009 / MUBEC

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PORTION OF BUILDING OR PREMISES

"B" Building
4th Floor

APPROVED OCCUPANCY

Common Area(s)
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Type: 5A Mixed Use Separated
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"B" Building
5th Floor

APPROVED OCCUPANCY

Common Area(s)
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