



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

695-745 Ocean Avenue

Date of Issue

April 21, 1967

Issued to

Wellstone Assoc.

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. _____, 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

228 Condominium Unit.

APPROVED OCCUPANCY

Single Family

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

4-21-67

(Date)

Inspector

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 695-745 Ocean Avenue

Issued to **Wellstone**

Date of Issue **January 21, 1987**

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. 85/03188, 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

APPROVED OCCUPANCY

Bldgng #6
Limiting Conditions:

Unit 24
Single Family Condominium

This certificate supersedes
certificate issued

Approved:

1/21/87
(Date)

Inspector

Inspector of Building

Notice: This certificate identifies lawful use of building or premises, and shall 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

Issued to **Wellstone**

695-745 Ocean Avenue

Date of Issue

August 26, 1986

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. _____, 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

APPROVED OCCUPANCY

Unit # 12

Single family condominium

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

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 695-745 Ocean Ave.

Issued to Easter, Electric

Date of Issue November 17, 1986

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 36-318, 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

APPROVED OCCUPANCY

Bldg. 4 Unit 16

Single Family Con

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

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

695-745 Ocean Ave.

Issued to **Eastern Electric**

Date of Issue **November 17, 1986**

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 86-318, 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

APPROVED OCCUPANCY

Bldg. 4 Unit 16

Single Family Condominium

Limiting Conditions:

limited to 1 unit 4

This certificate supersedes certificate issued

Unit # 2 permit 7

Approved:

[Signature]
Inspector of Buildings

(Date)

Inspector

Notice: This certificate identifies layout, 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.

unit 17



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

Issued to **Eastern Electric**

695-746 Ocean Avenue
Date of Issue

October 10, 1986

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. **86-318**, 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

APPROVED OCCUPANCY

Blg # 4 Unit 15
Limiting Conditions:

Single family co-ownership

This certificate supersedes
certificate issued

Approved:

10/10/86

(Date)

Harland Way
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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

695-145 Ocean Avenue

Issued to Eastern Electric

Date of Issue August 18, 1986

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. 86-318, 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—use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Bldg. # 3 Unit 10

Limiting Conditions:

Single family condominium

This certificate supersedes
certificate issued

Approved

(Date)

Inspector

Inspector of Buildings

Notation: This certificate identifies lawful 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

695-745 Ocean Avenue

Date of Issue July 25, 1986

Issued to Eastern Electric

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. 85-318, 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

Bldg. # 6 - Unit 23

APPROVED OCCUPANCY

Single family condominium

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

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 lease for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 695 Ocean Avenue

Issued to Wellstone Association

Date of Issue Oct. 16, 1986

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. 85-318, 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.

PARTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Building # 3 Unit # 11

Single family condominium

Permitting Conditions:

This certificate supersedes certificate issued

10/14/86
(Date)

Michael Wang
Inspector

[Signature]
Inspector of Building

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

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

April 11, 1985

Wellstone Associates
P.O. Box 10168
Portland, Me

RE: 695 Ocean Avenue - Wellstone

Dear Sir:

Your application to construct buildings #1, #2 and #5 at 695 Ocean Avenue has been reviewed and a building permit is herewith issued subject to the following requirements:

1. Site Plan Review
2. Inspection Division - none-P.S. Hoffses
3. Fire Department - none - Lt. J.P. Collins
4. Planning Division - As follows - B. Barhydt
 - a. A curb and sidewalk will be built along Ocean Avenue within 36 months from the date of subdivision approval.
 - b. A firm written financial commitment for the development shall be submitted for review and approval by the City's Planning Staff and Corporation Counsel.
 - c. The condominium documents must be amended to reflect that the maintenance of the drainage detention area is the continuing obligation of the condominium association.
 - d. A performance bond must be submitted before the recording plat may be released. In addition, the plat must be revised to include the sidewalk along Ocean Avenue.
5. Parks and Public Works - Above requirements apply - R. Roy

Building and Fire Code Requirements

1. All electrical and plumbing permits must be obtained by masters of their trade.

2. Your plan does not show the party having glass fiber friction fit in stud space to give you the rating for fire or sound transmission class of not less than 45. As per Article 7, Section 713.2 and 718.3 of the Building Codes.
3. Section 1407.5.2 Fire Walls and Party Walls: The wall may terminate at the underside of the roof deck in Types 3 construction if properly firestopped, and if the roof sheathing or deck is constructed of approved noncombustible materials or fire-retardant treated wood for a distance of 4 feet (1219 mm) on either side of the wall, and combustible material does not extend through the wall.
4. Section 1716.3.4 Dwelling Units: A minimum of one single station smoke detector shall be installed in each guest room suite or sleeping area in buildings of Use Group R-1 and in dwelling units within buildings of Use Groups R-2 or R-3. It shall be installed in a manner and location approved by the authority having jurisdiction. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.2.1). In buildings having basements or cellars an additional smoke detector shall be installed in the basement or cellar in a location approved by the authority having jurisdiction.
5. Section 309.4 Emergency Escape: Every sleeping room below the fourth story in buildings of Use Group R shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches above the floor. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches.

Bars, grilles or screens placed over emergency escape windows shall be releasable or removable from the inside without the use of a key, tool or excessive force.

Exemptions:

1. Grade floor windows may have a minimum net clear opening of 5 sq. ft.
2. In buildings of Use Group R-3, where the sleeping room is provided with a door to a corridor having access to two remote exits in opposite directions, then an outside window or an exterior door for emergency escape from each such sleeping room is not required.

6. All of the Site Plan, Building and Fire Code requirements must be completed before a Certificate of Occupancy will be issued.
7. All lot lines will be clearly marked before calling for a foundation inspection.
8. All concrete shall be protected from freezing during depositing and for a period of not less than 5 days thereafter. Water shall not be allowed to flow through the deposited concrete.
9. Walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 45 for airborne noise when tested in accordance with ASTM E90.
10. Floor/ceiling assemblies between dwelling units and between a dwelling unit and a public or service area within the structure shall have an impact in insulation class (IIC) rating of not less than 45 when tested in accordance with ASTM E492 listed in Appendix A of the 84 BOCA Building Code.

If you have any questions on these requirements, please call this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

31426

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP 0 318
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION PORTLAND, MAINE, April 9, 1985

PERMIT ISSUED
APR 12 1985
CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 695 Ocean Avenue - Bldgs. 3, 6, 4 Fire District #1 #2
1. Owner's name and address Wellstone Associates - Worcester Rd. Telephone
2. Lessee's name and address Natick, Mass Telephone
3. Contractor's name and address J. & M. Construction - Box 265, Scarborough Telephone 883-8409
Proposed use of building No. of sheets
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 98,000 each bldg. Appeal Fees \$
Base Fee1,500.00
Late Fee
TOTAL \$

FIELD INSPECTOR—Mr. @ 775-5451

bldg. 3 - 5 units
4 - 4 units & bldg. 6 - 8 units

To construct 3 building to be used for condominiums 1,188 sq ft in size this is for 3 individual buildings plans are on file in office.

Stamp of Special Conditions

Send permit to ? 3 04074

PERMIT ISSUED
WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? existing, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Site, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span. 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING

BUILDING CODE

Fire Dept.

Health Dept.

Others

MISCELLANEOUS:

Will work require disturbing of any tree on a public street?

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant

Robyn Chase

Phone # same

Type Name of above

J. & M. Construction

1 2 3 4

Other

and Address

PERMIT ISSUED
WITH LETTER

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

MAITRA

NOTES

Permit No 851-818

Location 695 Oregon Ave.

Owner M. Allister, Co-owner

Date of permit 7-9-85

Approved 7-12-85

Dwelling

Garage

Alteration 3 Cond. Improvement

4/16 Checked foundation.
Ok

6/18 Checked framing
Ok to Close In

Checked Build # 3
w/ep on framing, nearly
ready for Cert.
of Occ.

7/25/86 Ready for Cert. of Occ.

8/14/86 Building 3
unit 10 Ok for COO

10/14/86 Building # 3
unit 11 ready
for COO. m. det. l. Check with
Cert. not working

11/17/86 Unit 16 Build. 4



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 695-745 Ocean Avenue

Date of Issue Jul 15, 1986

Issued to Eastern Electric

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. 84-1017, 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 of use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Unit # 8
Limiting Conditions:

Single family condominium

This certificate supersedes
certificate issued

Approved:

7/15/86
(Date)

Mariland Wang
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.

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 695-745 Ocean Avenue

Issued to Eastern Electric

Date of Issue July 9, 1986

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. 84-1017, 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

APPROVED OCCUPANCY

Unit # 13

Single family condominium

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

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 695-745 Ocean Avenue

Issued to Eastern Electric

Date of issue March 14, 1986

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. 84-1017, 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

APPROVED OCCUPANCY

Bldg. 4 Unit 14

Single Famil/ Condominium

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

3/17/86

(Date)

[Signature]
Inspector

[Signature]
Inspector of Buildings

Notice: This is to be given to owner

certifies lawful use of building or premises, and ought to be transferred from owner to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 695-745 Ocean Avenue

Issued to Eastern Electric

Date of Issue March 27, 1986

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. 84-1017, 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

APPROVED OCCUPANCY

Unit # 21

Single family condominium

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

3/27/86
(Date)

J.P.

Inspector

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 695-745 Ocean Avenue

Issued to Eastern Electric

Date of Issue July 9, 1986

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. 84-1017, 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

APPROVED OCCUPANCY

Unit # 9

Single family condominium

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

7.1.86
(Date)

Inspector

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 to see for \$25 dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

695-745 Ocean Avenue

Issued to Eastern Electric

Date of Issue July 9, 1986

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. 84-1017, 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

APPROVED OCCUPANCY

Unit # 20

Single family dwelling
(condominium)

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

7/9/86
(Date)

Inspector

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 695-745 Ocean Avenue

Issued to Eastern Electric

Date of Issue March 20, 1986

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. 84/1017, 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

APPROVED OCCUPANCY

Unit 25

Single Family Condominium

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

3/20/86

(Date)

M. Lamb Wing
Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies what 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

695-745 Ocean Avenue

Issued to Eastern Electric

Date of Issue Nov. 19, 1986

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. 86-318, 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

APPROVED OCCUPANCY

Limiting Conditions: Bldg. # 4 Unit # 19

Single family condominium

This certificate supersedes
certificate issued

Approved:

11/19/86

(Date)

Inspector

Notice: This certificate identifies a part 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.

Inspector of Buildings

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 695-745 Ocean Avenue

Date of Issue Nov. 19, 1936

Issued to Eastern Electric

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. 86-710, 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.

USE OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Limiting Conditions: Bldg. # 2 unit 7

Single family condominium

This certificate supersedes
certificate issued

Approved:

11/19/36

(Date)

Marland Wing
Inspector

Inspector of Building

D. Russ

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 695-745 Ocean Avenue

Issued to Eastern Electric

Date of Issue Nov. 19, 1986

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PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Limiting Conditions: Bldg. # 1. Unit 4

Single family condominium

This certificate supersedes
certificate issued

Approved:

11/19/86

(Date)

Inspector

Inspector of Building

Not for This certificate is not for 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

695-745 Ocean Avenue

Date of Issue Nov. 19, 1986

Issued to Eastern Electric

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. 86-318, 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

APPROVED OCCUPANCY

Limiting Conditions: Bldg. & 1 Unit 4

Single family condominium

This certificate supersedes
certificate issued

Approved:

11/19/86

(Date)

Inspector

Inspector of Buildings

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CITY OF PORTLAND, MAINE
 Department of Building Inspection

Certificate of Occupancy

LOCATION 695-745 Ocean Avenue

Issued to Eastern Electric

Date of Issue Nov. 19, 1985

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. 86-318, 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

APPROVED OCCUPANCY

Limiting Conditions: Bldg. # 6 unit 23

Single family condominium

This certificate supersedes
 certificate issued

Approved:

11/19/85

(Date)

Marland Wing
 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.



APPLICATION FOR AMENDMENT TO PERMIT

01017

Amendment No. 1

Portland, Maine, October 4, 1964

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for an amendment to Permit No. 84-101 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 695-745 Ocean Avenue Within Fire Limits? no Dist. No.
 Owner's name and address Wellstone Associated Inc. Telephone 775-7271
 Lessee's name and address NONE Telephone
 Contractor's name and address Fred J. Merrill Inc. Telephone 739-1541
 Architect Plans filed No. of sheets
 Proposed use of building condominiums No. families
 Last use new development No. families
 Increased cost of work none Additional fee none

Description of Proposed Work

Administrative Change only

- Name of permittee to be changed from Fred J. Merrill to Wellstone Assoc. Inc. copies of release and arrangement documents attached
- Wellstone Associates
 - Install foundations for Units 1, 2, 3, 4, 5, 6, 7, 8, 18, 19, 20, 21 only
 - At - Wellstone Condominiums, Ocean Avenue

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
 Height average grade to top of plate Height average grade to highest point of roof
 Size, front depth No. stories Solid or filled land? earth or rock?
 Material of foundation Thickness, top bottom cellar
 Material of underpinning Height Thickness
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys of lining
 Framing lumber—Kind Dressed or full size?
 Corner posts Sills Girt or ledger board? Size
 Girders Size Columns under girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2nd 3rd roof
 On centers: 1st floor 2nd 3rd roof
 Maximum span: 1st floor 2nd 3rd roof

Approved

Signature of Owner

Approved

Inspector of Buildings

APPLICANT'S COPY



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 2, 1984

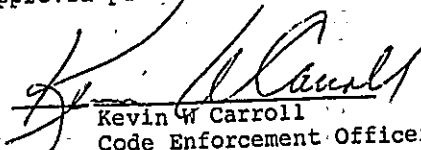
Fred S Merrill Inc.
187 Sawyer Street
South Portland, Maine 04106

RE: 695-745 Ocean Avenue
Permit # 01017

Dear Sir:

Please be advised that according to Mr. Rick Knowland of our Planning Department all requirements have been met to proceed with foundation work authorized by the above referenced building permit.

Effective this date our stop order, dated September 6, 1984, on foundation work for Units 1,2,3,4,5,6,7,8, 18,19,20 and 21 is hereby lifted and you may proceed with the work as per approved plans.



Kevin W Carroll
Code Enforcement Officer
Acting Chief of Insp. Services

Cc to: Mr. R Knowland, Planning Department

KWC/t



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

August 21, 1984

Fred S. Merrill Inc.
187 Sawyer St.
South Portland, Me

RE: 695-745 Ocean Ave.

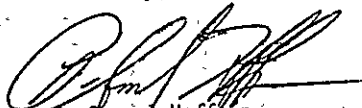
Dear Sir:

Your application to install foundations only for Units 1,2,3,4,5,6,7,8, 18,19,20,21 Bldgs 1,2, & 5 has been reviewed and a permit is herewith issued subject to the following requirement.

The 8" foundation wall shown on your plan must be increased to 10" as per the city building code.

If you have any question on this requirement please call this office.

Sincerely,



P. Samuel Hoffses,
Chief of Insp. Services

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP B.O.C.A. TYPE OF CONSTRUCTION 01017

ZONING LOCATION PORTLAND, MAINE April 24, 1984

PERMIT ISSUED AUG 21 1984 CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

- LOCATION Assessors 423,424 A-1-5-695 to 745 Ocean Avenue Fire District #1 [] #2 []
1. Owner's name and address Fred L. Merrill, Inc. 187 Sawyer St. So. Portland Telephone: 799-1541
2. Lessee's name and address Robert A. Cantarano 187 Sawyer St. So. Portland Telephone: same
3. Contractor's name and address Fred I. Merrill, Inc. 187 Sawyer St. So. Portland Telephone: 799-1541

Proposed use of building No. of sheets No. families
Last use No. families
Material No. stories Heat Style of roof Roofing

Estimated contractual cost \$ 15,000
FIELD INSPECTOR - Mr. William @ 775-5451
Appeal Fees \$
Site plan 300.00
Sub div fee 1,800.00
Late Fee 85.00

Site plan review
72 condominium units - sub division fee at \$25.00 each unit

PERMIT ISSUED WITH LETTER

Foundations only for Bldg. # 1, 2 & 5 Units # 1, 2, 3, 4, 5, 6, 7, 8, 18, 19, 20, 21
Application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained, the applicant will furnish complete information on estimated cost and pay to jurisdiction - 5-17-84

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber - Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

MISCELLANEOUS

APPROVALS BY: DATE
BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
BUILDING CODE:
Fire Dept.
Health Dept.
Others

Signature of Applicant Robert A. Cantarano Phone #: 587-
Type Name of above Robert A. Cantarano 1 0 2 0 3 0 4 0
Other and Address

PERMIT ISSUED WITH LETTER

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

Handwritten signature/initials at bottom left.

NOTES

9/6/84
9/8/84 Int stop work order
until such time as a letter of
credit is supplied Planning Div.

9/25/84

This property was
inspected today by myself
& Chief insp. Sada Hobbs.
We found the land grubbing
has been completed &
the entire site staked out.
No one working & no machines
of any kind parked in the area!

10/5/84 Jensen Bard Gardner Donum & Tracy
799-1541 775-2771

Wellstone Assoc 799-1541

Stop order has been released, new firm
taking over Wellstone Assoc; 72 units
OKed to place 12 foundations at this time &
10 calls have been made for these inspections etc

No calls as yet

10/30/84 Same, no activity of any kind!

12-84 - New Owners & Builders started
construction - Wellstone Assoc.
Bldg 1-2-5 started

1/1/85 checked foundation 10" OK
Bldg #4

Permit No. 811 1017
Location 698-945 Cigar Ave.
Owner Fred Merrill
Date of permit 4-21-84
Approved 8-21-84
Dwelling Foundation only
Garage
Alteration

4. Section 1716.3.4 Dwelling Units: A minimum of one single station smoke detector shall be installed in each guest room suite or sleeping area in buildings of Use Group R-1 and in dwelling units within buildings of Use Groups R-2 or R-3. It shall be installed in a manner and location approved by the authority having jurisdiction. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.2.1). In buildings having basements or cellars an additional smoke detector shall be installed in the basement or cellar in a location approved by the authority having jurisdiction.
5. Section 809.4 Emergency Escape: Every sleeping room below the fourth story in buildings of Use Group R shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches above the floor. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches.

Bars, grills or screens placed over emergency escape windows shall be releasable or removable from the inside without the use of a key, tool or excessive force.

Exceptions:

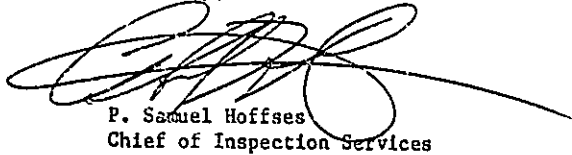
1. Grade floor windows may have a minimum net clear opening of 5 square feet.
2. In buildings of Use Group R-3, where the sleeping room is provided with a door to a corridor having access to two remote exits in opposite directions, then an outside window or an exterior door for emergency escape from each such sleeping room is not required.
3. All of the Site Plan, Building and Fire Code requirements must be completed before a Certificate of Occupancy will be issued.
4. All lot lines will be clearly marked before calling for a foundation inspection.
5. All concrete shall be protected from freezing during depositing and for a period of not less than 5 days thereafter. Water shall not be allowed to flow through the deposited concrete.

5/22/87

6. Walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 45 for airborne noise when tested in accordance with ASTM E90.
7. Floor/ceiling assemblies between dwelling units and between a dwelling unit and a public or service area within the structure shall have an impact in insulation class (IIC) rating of not less than 45 when tested in accordance with ASTM E492 listed in Appendix A of the 84 BOCA Building Code.

If you have any questions on these requirements, please call this office.

Sincerely,



P. Samuel Hoffses
Chief of Inspection Services

/el

May 21, 1987

PERMIT # BUILDING PERMIT APPLICATION **Portland** Previous permit: #

0 579 APPLICANT FILL OUT I - VIII AND DETAILS OF WORK ON REVERSE
Please insert N/A (not applicable) for any item not pertaining to your request

I. GENERAL INFORMATION

Location/address of construction 695-745 Ocean Avenue
Owner or lessee's name Wellstone Partners Tel. 772-6162
Address Box 346 Portland 04112

Contractor's name owner **PERMIT ISSUED** Tel _____
Address _____

Subcontractors: _____ MAY 22 1987
_____ City Of Portland

II. NEW SUBDIVISION OR EXISTING LOT REFERENCE
Name _____
Lot _____
Block _____
Bk. & pg. Reg./deeds _____
Date recorded _____

III. PROPOSED USE: CODE 104-4 units 3 bldgs. If other, explain _____ Seasonal Condominium Apartment

IV. PAST USE: _____

V. OWNERSHIP: PUBLIC (Federal/State/local government) PRIVATE (individual/corp./non-profit)

VI. DESCRIPTION OF WORK:
to construct 4 unit condo 3 bldgs w/4 units each #11, 12, & 13

VII. BUILDING DIMENSIONS: length 88 width 26 square footage 2288 height _____ #stories 2

VIII. EST. CONSTRUCTION COST: 380,000 **IX. GR. SQ. FT. OF LAND:** _____ **BUILDING:** 51,228

X. RESIDENTIAL BUILDINGS ONLY: NEW DWELLING UNITS WITH: EXISTING DWELLING UNITS WITH:	BEDROOMS 1 BDRM _____ 2 BDRMS _____ 3 BDRMS _____	XI. RESIDENTIAL UNITS: NEW DWELLINGS _____ EXISTING DWELLINGS _____ NET RESIDENTIAL UNITS _____
--	---	---

XII. SIGNATURE OF APPLICANT: _____ **DATE:** _____

DO NOT WRITE BELOW THIS LINE

XIII. ZONING:
DISTRICT _____ STREET FRONTAGE _____
SETBACKS: front _____ back _____ side _____ side _____
ZONING BOARD APPROVAL: no yes (date) _____
PLANNING BOARD APPROVAL: no yes (date) _____

XIV. OFFICE USE:
TAX MAP # _____
LOT # _____
VALUE/STRUCTURE _____
PERMIT EXPIRATION _____

XV. CONDITIONAL USE: variance _____ site plan _____ subdivision _____ shore and floodplain mgmt _____
special exception _____ other _____ (explain) _____

XVI. SIGNATURE OF FIELD INSPECTOR (CEO): _____ **DATE:** _____

XVII. FEES:
base fee _____
subdivision fee _____
site plan review fee _____
other fees _____
late fee _____
TOTAL \$1,820.00

XVIII. SPACE FOR FIGURING /ADDITIONAL COMMENTS:
Four 0, 11
PERMIT ISSUED WITH LETTER

1. WATER SUPPLY <input type="checkbox"/> public <input type="checkbox"/> private	8. CHIMNEY * flues * fir places material
2. SEWER <input type="checkbox"/> public <input type="checkbox"/> private, type	9. FRAMING: floor joists size max. on centers
3. HEAT type fuel	ceiling joists
4. FOUNDATION type thickness footing	rafters
5. ROOF type pitch load	studs
6. PLUMBING * tubs * showers * lavatories * laundry tubs * flushes * other	wall studs
7. ELECTRICAL service entrance size * smoke detectors	10. If 1-story building w/ masonry walls: wall thickness height
NUMBER OF OFF-STREET PARKING SPACES: enclosed outdoors	11. BEYOND WHO'S PERMIT ISSUED WITH LETTER

PLOT PLAN/DETAILS OF WORK ON REVERSE
Pin. - 1b. Assessor Gold - 3" x 6"

LI MA WING

7/2/87 Check framing

8/2/87 WH

8/27/87 unit #452

Ready for final
OK Cert of 800

Checked building 12 + 11
framing OK and

9/4/87 WHS with thru

Build's 13 + 12 + 11

Checked framing OK

9/14/87 Checked unit 50
OK for COO 8/13

9/18/87 COO unit 51

APPROVED
WILL PETER

APPROVED
WILL PETER



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

Issued to: Wellstone Associates

695 Goran Avenue

Date of Issue: September 25, 1986

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. 84-1294, 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

APPROVED OCCUPANCY

Bldg. #1 Unit # 1

Limiting Conditions:

Single family condominium

This certificate supersedes
certificate issued

Approved:

(Date)

9/24/86 *Michael Wing*
Inspector

[Signature]
Inspector of Building

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 695 Ocean Avenue

Issued to Wellstone Associates

Date of Issue October 17, 1986

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. 84-1294, 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

APPROVED OCCUPANCY

Limiting Conditions: Bldg. # 1 Unit # 2

Single family condominium

This certificate supersedes
certificate issued

Approved:

10/17/86
(Date)

Melanie V. King
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.

U. Russo

695 Ocean Ave

Building #1

Unit #1

40/0



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

October 17, 1984

Wellstone Associates
P. O. 10168
Portland, Maine

Re: 695 Ocean Avenue - Wellstone

Dear Sir:

Your application to construct buildings #1, #2 and #5 at 695 Ocean Avenue have been reviewed, and a building permit is herewith issued subject to the following requirements:

1. Site Plan Review.
2. Inspection Division - none - P. S. Hoffses
3. Fire Department - none - Lt. James P. Collins
4. Planning Division:
 1. A curb and sidewalk will be built along Ocean Avenue within 36 months from the date of subdivision approval.
 2. A firm written financial commitment for the development shall be submitted for review and approval by the City's Planning Staff and Corporation Counsel.
 3. The condominium documents must be amended to reflect that the maintenance of the drainage detention area is the continuing obligation of the condominium association.
 4. A performance bond must be submitted before the recording plat may be released. In addition, the plat must be revised to include the sidewalk along Ocean Avenue.

Parks and Public Works - Above requirements apply.

5. Building and Fire Code Requirements:

1. All electrical and plumbing permits must be obtained by masters of their trade.
2. Your plan doesn't show the party wall having glass fiber friction fit in stud space to give you the rating for fire or sound transmission class of not less than 45. As per Article 7, Section 718.2 & 718.3 of the Building Codes.

Continued:

Wellstone Associates

October 17, 1984

5. Building and Fire Code Requirements Continued:

3. Section 1407.5.2 Fire Walls and Party Walls: The wall may terminate at the underside of the roof deck in Types 3 construction if properly firestopped, and if the roof sheathing or deck is constructed of approved noncombustible materials or fire-retardant treated wood for a distance of 4 feet (1219 mm) on either side of the wall, and combustible material does not extend through the wall.
4. Section 1716.3.4 Dwelling units: A minimum of one single station smoke detector shall be installed in each guest room suite or sleeping area in buildings of Use Group R-I and in dwelling units within buildings of Use Groups R-2 or R-3. It shall be installed in a manner and location approved by the authority having jurisdiction. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.2.1). In buildings having basements or cellars an additional smoke detector shall be installed in the basement or cellar in a location approved by the authority having jurisdiction.
5. Section 809.4 Emergency escape: Every sleeping room below the fourth story in buildings of Use Group R shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches above the floor. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches.

Bars, grilles or screens placed over emergency escape windows shall be releasable or removable from the inside without the use of a key, tool or excessive force.

Exceptions

1. Grade floor windows may have a minimum net clear opening of 5 square feet.
 2. In buildings of Use Group R-3, where the sleeping room is provided with a door to a corridor having access to two remote exits in opposite directions, then an outside window or an exterior door for emergency escape from each such sleeping room is not required.
6. All of the Site Plan, Building and Fire Code requirements must be completed before a Certificate of Occupancy will be issued.

If you have any questions on these requirements, please call this office.

Sincerely,


P. Samuel Heffses,
Chief of Inspection Services

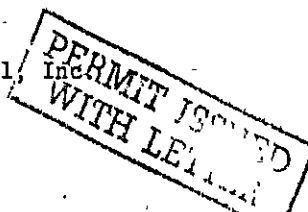
PSH/jmr

CITY OF PORTLAND, MAINE
PLANNING BOARD

John L. Barker, Chairman
Jack D. Humeniuk, Vice Chairman
Harry E. Cummings
Jean E. Gilpatrick
Nunzio A. DiMillo
Robert D. Lee
Barbara A. Vestal

June 14, 1984

Robert A. Cantarano & Fred I. Merrill, Inc.
187 Sawyer Street
South Portland, Maine 04106



Dear Mr. Cantarano and Mr. Merrill:

The Portland Planning Board voted unanimously at the June 12, 1984 meeting to approve the residential subdivision plan for Wellstone Condominiums. Such approval is subject to the following conditions:

1. A curb and sidewalk will be built along Ocean Avenue within 36 months from the date of subdivision approval; and
2. A firm written financial commitment for the development shall be submitted for review and approval by the City's Planning Staff and Cooperation Counsel.

The Planning Board also unanimously approved the site plan for the Wellstone Condominiums with the following condition:

1. The condominium documents must be amended to reflect that the maintenance of the drainage detention area is the continuing obligation of the condominium association.

A performance bond must be submitted before the recording plat may be released. In addition, the plat must be revised to include the sidewalk along Ocean Avenue.

If you have any questions regarding the conditions of approval for Wellstone Condominium, do not hesitate to contact the City's Planning Staff.

Sincerely,

John L. Barker, Chairman
Portland Planning Board

cont. letter to Robert A. Cantarano & Fred I. Merrill, Inc.
6/14/84

cc: Joseph E. Gray, Jr., Dir., Planning & Urban Development
Alexander Jaegerman, Chief Planner
Barbara Barhydt, Planner
Sam Hoffses, Chief of Inspection Services
George Flaherty, Dir., Parks & Public Works
William Boothby, Principal Engineer
William Bray, City Traffic Engineer
Robert Roy, Planning Engineer
Carmela Guizio, Vegetation Management Coordinator

APPLICATION FOR PERMIT

SECTION 1409.11.2

PERMIT ISSUED
OCT 18 1984
CITY OF PORTLAND

B.O.C.A. USE GROUP R-3
B.O.C.A. TYPE OF CONSTRUCTION H.A.
ZONING LOCATION PORTLAND, MAINE 10/12/84

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move, install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 695 Ocean Avenue building 1 Fire District #1 #2
1. Owner's name and address Wellstone Assoc. PO 10168 Portland Telephone 799-1541
2. Lessee's name and address Telephone
3. Contractor's name and address Wellstone Telephone
Proposed use of building No. of sheets
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 98,000

FIELD INSPECTOR—Mr. @ 775-5451

Appeal Fees \$
Base Fee
Late Fee
TOTAL \$ 500.00

construct 1,188 sq. ft. single family condominium as per plans on file.

Stamp of Special Conditions

PERMIT ISSUED WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? YES
Is connection to be made to public sewer? YES
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girder Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thick height?

IF GARAGE

No. cars now accommodated on same lot to be accommodated
Will automobile repairing be done other than minor repair cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING
BUILDING CODE
Fire Dept. James P. Collins
Health Dept.
Others

MISCELLANEOUS
Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant Robert A. Caparano Phone # 799-1541
Type Name of above Robert A. Caparano 1 2 3 4
for Wellstone Other and Address

PERMIT ISSUED WITH LETTER
FIELD INSPECTOR'S COPY

APPLICANT'S COPY OFFICE FILE COPY

Handwritten initials and date: J.P.M.A. 10/12/84

Bldg 1.

NOTES

10/84 Nothing started
 10-30-84
 11-84 - Started excavations for
 building 1 & 5 -
 1-7-85 Started framing -
 1-20-85 - Too cold, no active
 working.
 2-21-85 Partitions completed,
 about ready to close in. Talked
 with Supt of the job regarding
 party walls & the sound levels etc.

April 1/85 - I talk again with Bruce
 Corcoran Supt of the job regard the
 importance of the party walls construction regarding
 the sound barrier of 1/2" decimal level find
 higher. I recommended two layers of
 additional insulation board he added to the walls -
 one more layer on each side before drywalling.

I suggested he consult his supervisor.
 OK'd the carrying timbers off set from
 center point by 18"
 4/29/85 - Carrying timbers have been
 replaced to center as per plan.

9/9/86 Building #1 unit 3
 COO OK

9/25/86 Building #1 ready for COO OK

11/1/86 Ready for COO for unit # 2.

Permit No. 84/1294
 Location 695 Ocean Ave
 Owner M. Altman
 Date of permit 10-12-84
 Approved 10-18-84
 Dwelling - 2
 Garage -
 Alteration -

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Barbara Barhydt, Planner
FROM: Robert Roy, Planning Engineer, Parks/Public Works
SUBJECT: Wellstone Revisions

DATE: 12/18/84

This Department has reviewed and has no objections to the grading changes and raising of the building elevations as shown on the revised plan. The addition of a stormdrain system to the foundation drains to the City sewer is also acceptable. Cleanouts should be included along the storm drain to provide access for maintenance.

Please feel free to call me if you have any questions on this matter.

RR

RR/bjk
cc: ✓ Sam Hoffses, Chief of Inspection Services

B-5

APPLICATION FOR PERMIT

81

PERMIT ISSUED

B.O.C.A. USE GROUP *A-3 ASPR Sec. 1.4c.9.11.2*

OCT 18 1984

B.O.C.A. TYPE OF CONSTRUCTION *4A* 01296

ZONING LOCATION PORTLAND, MAINE 10/12/84

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 595 Ocean Avenue building 45 Fire District #1 , #2

1 Owner's name and address Wellstone Assoc., PO. Box 10168, Portland, ME 04101 Telephone 799-1541

2 Lessee's name and address Telephone

3 Contractor's name and address owner Telephone

Proposed use of building No. of sheets

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$98,000

FIELD INSPECTOR—Mr

@ 75-5451

Appeal Fees \$

Base Fee

Late Fee

TOTAL \$ 500.00

construct 1,188 sq. ft. single family multiple unit condominium as per plans on file

SP 19 of Special Conditions PERMIT ISSUED WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? ..yes..... Is an electrical work involved in this work? ..yes.....
Is connection to be made to public sewer? ..YES..... If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum sp- 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE:
Fire Dept.
Health Dept.
Others:

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant

Robert A. Cantarano Phone # 799-1541

Type Name of above

Robert A. Cantarano

Other and Address

PERMIT ISSUED

WITH LETTER

PERMIT ISSUED

WITH LETTER

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

Handwritten initials and stamps at bottom left.

Bldg 5

NOTES

10/84

Nothing started in construction
site all graded.

10/30/84 No activity of
any kind.

12-84: three progress inspections
this month.

1-7-85 - progress insp;

Starting to frame
buildings 1 & 5.

1-85+

Nothing much doing this mo., placing some partitions (coll)

2/21/85 Partitions completed not closed in
as yet.

2/22/85. OKed to place foundation, no water
in the hole; Blading 3.

3/11/85 - Progress inspections - 3/24 -

4/3/85 P Insp # 4/15/85 P Insp

4/10 P Insp #

4/23 P Insp

4/5/85 - Progress insp - 4/29 - P Insp

Permit No.	84/1296
Location	6957 Ocean Avenue
Owner	M. W. ...
Date of permit	10-12-84
Approved	10-18-84
Dwelling	...
Garage	...
Alteration	...



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

May 22, 1987

RE: 695 Ocean Avenue - Wellstone - Bldg. #11 4 Units
Bldg. #12 4 Units
Bldg. #13 4 Units

Wellstone Associates
P.O. Box 10168
Portland, Maine

Dear Sir:

Your application to construct buildings #11, #12, and #13 at 695 Ocean Avenue has been reviewed and a building permit is herewith issued subject to the following requirements:

1. Site Plan Review
2. Inspection Division - non - P. S. Hoffses
3. Fire Department - non - LT. J. P. Collins
4. Planning Division - As follows - B. Barhydt
 - a. A curb and sidewalk will be built along Ocean Avenue within 36 months from the date of subdivision approval.
 - b. A firm written financial commitment for the development shall be submitted for review and approval by the City's Planning Staff and Corporation Counsel.
 - c. The condominium documents must be amended to reflect that the maintenance of the drainage detention area is the continuing obligation of the condominium association.
 - d. A performance bond must be submitted before the recording plat may be released. In addition, the plat must be revised to include the sidewalk along Ocean Avenue.
5. Parks and Public Works - Above requirements apply - Robert Roy

Building and Fire Code Requirements

1. All electrical and plumbing permits must be obtained by masters of their trade.
2. Your plan does not show the party having glass fiber friction fit in stud space to give you the rating for fire or sound transmission clays of not less than 45. As per Article 7, Section 718.2 and 718.3 of the Building Codes.
3. Section 1407.5.2 Fire Walls and Party Walls: The wall may terminate at the underside of the roof deck in Types I construction if properly firestopped, and if the roof sheathing or deck is constructed of approved noncombustible materials or fire-retardant treated wood for a distance of 4 feet (1219 mm) on either side of the wall, and combustible material does not extend through the wall.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

695-745 Ocean Avenue

Date of Issue: May 11, 1987

Issued to **Wollstone Associates**

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. _____, 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

APPROVED OCCUPANCY

Limiting Conditions:
Bldg 17 Unit 66

Single family condominium, no garage

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

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 is one for one of laws.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

695-745 Ocean Avenue

Issued to **Wellstone Associates**

Date of Issue **May 11, 1987**

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. _____, 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

APPROVED OCCUPANCY

Bldg. 18 Unit 70

Single family condominium, no garage

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

5/11/87
(Date)

Marland King
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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

695-745 Ocean Avenue

Date of Issue April 23, 1987

Issued to Wellstone Associates

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. _____, 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

APPROVED OCCUPANCY

Limiting Conditions: Bldg. # 17, Unit # ~~15~~ 15a

Single family condominium, no garage

This certificate supersedes certificate issued

Approved:

4-23-87

(Date)

Inspector

Inspector of Buildings

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

695-745 Ocean Ave.

Date of Issue April 23, 1987

Issued to Wallstone Associates

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. _____ 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.

APPROVED OCCUPANCY

PORTION OF BUILDING OR PREMISES

Single family condominium, no garage

Limiting Conditions: Bldg. # 7 Unit # 27

This certificate supersedes certificate issued

Approved:

4-23-87

(Date)

Inspector

Inspector of Buildings

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

695-745 Ocean Avenue

Date of Issue April 9, 1987

Issued to Wellstone Associates

This is to certify that the building, premises, or part thereof, at the above location, limited or changed as to use under Building Permit No. 86-1185 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

APPROVED OCCUPANCY

Limiting Conditions: Building 17 - Unit 67

Single family condominium

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

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 695-745 Ocean Avenue

Issued to Wellstone Associates

Date of Issue March 31, 1987

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. 86-1165, 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

APPROVED OCCUPANCY

Building 17 Unit 65

Single family condominium

Limiting Conditions:

This certificate supersedes
certificate issued

Approved

3/31/87

(Date)

Inspector

Mariland Wing

[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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 695-743 Ocean Avenue

Issued to **Wellstone Associates** Date of Issue **March 2, 1987**

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. **86/1165**, 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

APPROVED OCCUPANCY

Building #18, Unit 69

Single Family Condominium

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

3/4/87
(Date)

Marionne W. Wray
Inspector

Michael J. Schmitt
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 leasee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 595-745 Ocean Avenue

Issued to Wellstone Associates

Date of Issue March 2, 1987

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. 86/1165, 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

APPROVED OCCUPANCY

Building #16, Unit 62

Single Family Condominium

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

3/1/87
(Date)

Inspector

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 695-745 Ocean Avenue

Issued to Wallstone Associates

Date of Issue March 2, 1987

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. 86/1165, 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

Building #18, Unit 72

APPROVED OCCUPANCY

Single Family Condominium

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

3/2/87
(Date)

Richard Utting
Inspector

Walter Schmitt
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 695 Ocean Ave.

Date of Issue Jan. 30, 1987

Issued to Wellstone Associates

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. _____, 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

APPROVED OCCUPANCY

Building, 15 Unit 5B

Single Family Condominium

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

1/30/87 *Marlene Wing*
(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.

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 695 Ocean Avenue

Date of Issue January 8, 1987

Issued to Wellstone, Inc. et al.

This is to certify that building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 84-1295, 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

APPROVED OCCUPANCY

Bldg. 16- Unit 61

Single family condominium

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

1/8/87
Marland Wing
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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION: 695-745 Ocean Avenue

Issued to: Wellstone

Date of Issue: January 21, 1987

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. EC/01165, 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

3ldg. #16

APPROVED OCCUPANCY

Unit #63

Single Family Condominium

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

1/21/87

(Date)

Inspector

Marland Wing

[Signature]

Inspector of Buildings

Notice: This certificate is for the 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.