

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 100983

City of Portland

Please Read Application And Notes, If Any, Attached

This is to certify that 30 PLEASANT LLC / BENJAMIN RAY

has permission to Condo Conversion from Multi-residential to (1) Commercial Condominium (2) Residential Condo

AT 30 PLEASANT ST CE 040-B009001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

SEP - 8 2010

RECEIVED

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other is used-in. 2. HOW NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

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

James R. [Signature] 9/8/10
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0983	Issue Date:	CBL: 040 B009001
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Location of Construction: 30 PLEASANT ST	Owner Name: 30 PLEASANT LLC / BENJAMIN	Owner Address: 30 PLEASANT ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	Zone: B-3

Past Use: 2 Unit Residential with 1st floor business offices see permit #10-965	Proposed Use: Mixed Use - Condo Conversion from Multi unit residential to (1) Commercial Condominium (2) Residential Condo	Permit Fee: \$600.00	Cost of Work: \$600.00	CEO District: 1
Proposed Project Description: Condo Conversion from Multi unit residential to (1) Commercial Condominium (2) Residential Condo		FIRE DEPT: w/conditions <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B/R Type: 3B	
		Signature: JMB per KWG	Signature: JMB 9/8/10	
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: 08/11/2010	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input checked="" type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan <i>Approved w/conditions</i>	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 8/17/10 <i>JMB per MES</i>	Date: _____	Date: <i>JMB per MES</i>

City of Portland

SEP - 8 2010

PERMIT ISSUED

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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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: 30 PLEASANT STREET			
Total Square Footage of Proposed Structure 3,680 SQ. FT.		Square Footage of Lot N/A	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 040 B009 001		Owner: 30 PLEASANT LLC 30 PLEASANT STREET PORTLAND, MAINE 04101	Telephone: 207.807.6949
Lessee/Buyer's Name (If Applicable) TBD	Applicant name, address & telephone: MARK MUELLER ARCHITECTS 100 COMMERCIAL ST. - SUITE 205 PORTLAND, ME 04101 P: 207.774.9057 - F: 207.773.3851		Cost Of Work: \$ 36,000.00 Fee: \$ 380.00 C of O Fee: \$ 75.00
Current Specific use: <u>MULTIFAMILY RESIDENTIAL</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>TWO FAMILY RESIDENTIAL/ BUSINESS</u>			
Project description: <u>INTERIOR RENOVATIONS - FIRST FLOOR CHANGE OF USE FROM RESIDENTIAL TO BUSINESS.</u> <u>CONDO CONVERSION</u> <u>1 COMMERCIAL</u> <u>2 RESIDENTIAL</u>			
Contractor's name, address & telephone: TBD			
Who should we contact when the permit is ready: <u>BEN RAY</u> Mailing address: <u>BEN RAY</u> Phone: <u>207.807.6949</u> <u>30 PLEASANT STREET</u> <u>PORTLAND, MAINE 04101</u>			

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: 

Date: AUGUST 06, 2010

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

Submit with Condominium Conversion Permit Application

Project Data:

Address: 30 PLEASANT

C-B-L: 040-13009-001

Number of Units in Building: 3

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 Commercial VACANT				
Unit 2 OWNER ^{GUNNEL} LARSDOTTER				
Unit 3 OWNER				
Unit 4				
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant ~~7/20/04~~ UNDER CONTRACT

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit?

YES NO (check one)

Type and cost of building improvements associated with this conversion that do not require permits:

\$ _____ Exterior walls, windows, doors, roof

\$ _____ Insulation

\$ _____ Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ _____ Other (specify)

Ben Ray
30 Pleasant Street
Portland, ME 04101

August 11, 2010

To Whom it May Concern:

Please find the attached Condominium Conversion Permit Application for the conversion of three legal and existing apartments located at 30 Pleasant Street in Portland. We have also attached a construction set of prints that were also submitted on August 6, 2010 to the City of Portland as part of a building permit application.

We have carefully reviewed the Ordinance regarding tenant notification and have also spoken with Marge Schmuckal for clarification. It is our understanding that the 'notice of intent to convert' would not apply to us since Unit 1 is currently occupied by commercial tenants and Unit 2 and 3 are occupied by the current owners (we are set to close between 9/1 and 9/15 and have included a fully executed copy of the Purchase and Sale Agreement).

We have employed Mark Mueller of Mark Mueller Architects to assist with our plans and to help us assure that the building has been fully brought up to code. This process has included lengthy meetings with the State Fire Marshall (State of Maine Department of Public Safety Construction Permit #19578 attached), Captain Keith Gautreau of PFD, Jeanie Bourke in code, as well as checking with Marge for Zoning and Deb Andrews for Historic. The plans we have submitted reflect the recommendations of those parties.

It is our hope that a complete application form and thorough plans help expedite this process since we are hoping to have our Condominium Permit prior to our closing date. If there is anything we can do to assist please don't hesitate to call or email.

Thank you,

Ben Ray

207.807.6949
benray1@hotmail.com



STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHALL
45 COMMERCE DR STE 1
AUGUSTA, ME 04333-0001

Construction Permit

No. 19578

In accordance with the provisions of M.R.S.A. Title 25, Chapter 317, Sec.317 and Title 5, Section 4594-F, permission is hereby granted to construct or alter the following referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from application form/plans shall be made without prior approval in writing. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Each permit issued shall be displayed at the site of construction.

Building: HOW HOUSE
Location: 30 PLEASANT ST, PORTLAND, ME 04101-3912
Owner: 30 PLEASANT LLC
Owner Address: 30 PLEASANT ST, PORTLAND, ME 04101-3912

Occupancy Type: Apartments
No Sprinkler System
Fire Alarm System
Barrier Free
Construction Mode: Renovation
Unprotected Ordinary: Type III (200)
Final Number of Stories: 4

Permit Date: 08/11/2010

Expiration Date: 02/10/2011

COMMISSIONER OF PUBLIC SAFETY

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0983	Date Applied For: 08/11/2010	CBL: 040 B009001
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Business Name:	Contractor Name:	Contractor Address:	Phone:
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Proposed Use: Mixed Use - Condo Conversion from Multi unit residential to (1) Commercial Condominium (2) Residential Condo	Proposed Project Description: Condo Conversion from Multi unit residential to (1) Commercial Condominium (2) Residential Condo
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 08/17/2010

Note: Ok to Issue:

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) 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.
- 4) This property shall remain as offices on the first floor with two dwelling units above (one on second floor and one on third floor) with the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 09/08/2010

Note: Ok to Issue:

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities. Occupancy will be dependent on meeting the required codes for such use, which will be on a separate construction permit.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 3) Those renovating residential dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

Dept: Fire Status: Approved with Conditions Reviewer: Capt Keith Gautreau Approval Date: 08/26/2010

Note: Ok to Issue:

- 1) The building can be used only as proposed. Any change shall require additional permits.
- 2) This permit is for change of use only, any construction shall require additional permits. The occupancy shall meet NFPA 101 code requirements upon inspection.

Comments:

9/8/2010-jmb: Could not locate the physical permit, spoke with Allie M. For duplication of documents and application. She will provide when she picks up the permit.

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

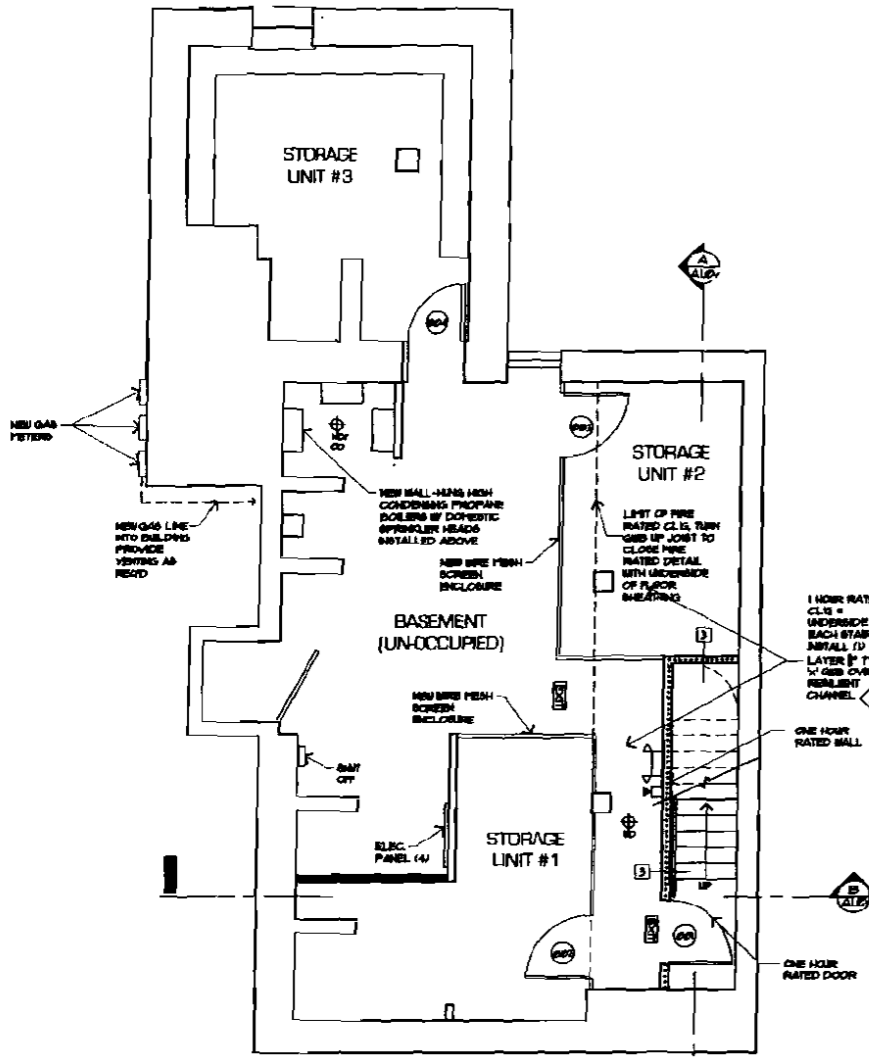
- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**

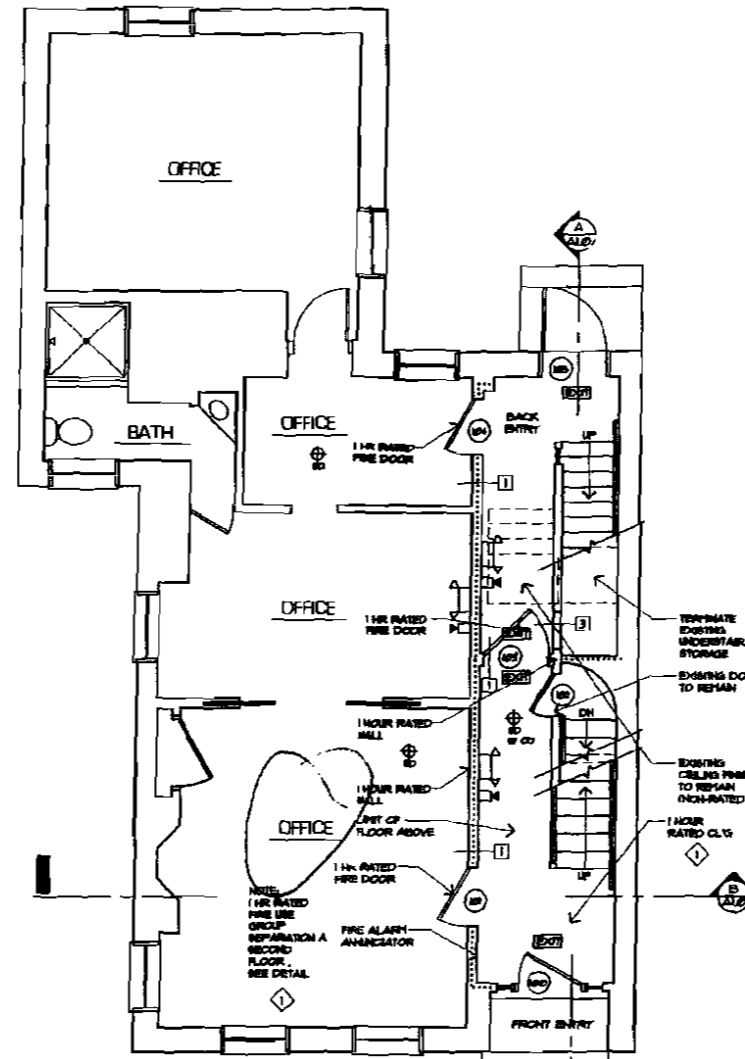
NOTE: There is a \$75.00 fee per inspection at this point.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

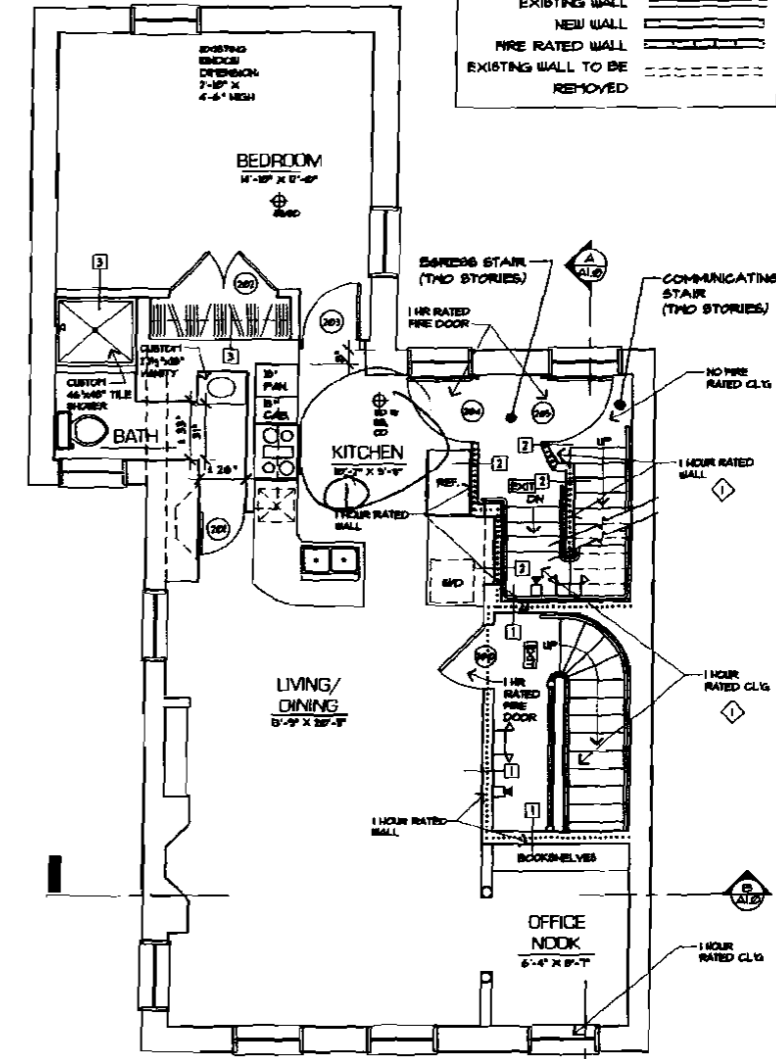
IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



BASEMENT PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" 1,034 S.F.



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" 1,034 S.F.

WALL LEGEND

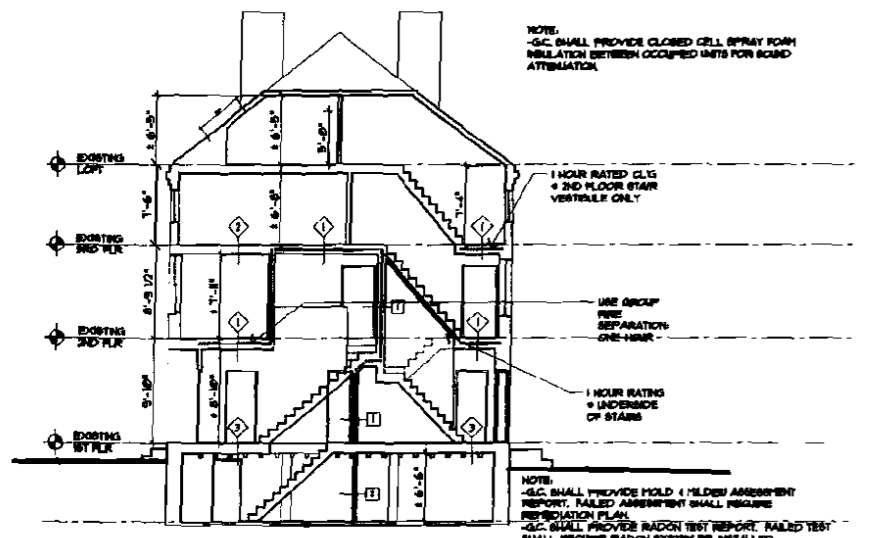
EXISTING WALL	---
NEW WALL	——
FIRE RATED WALL	———
EXISTING WALL TO BE REMOVED	- - - -



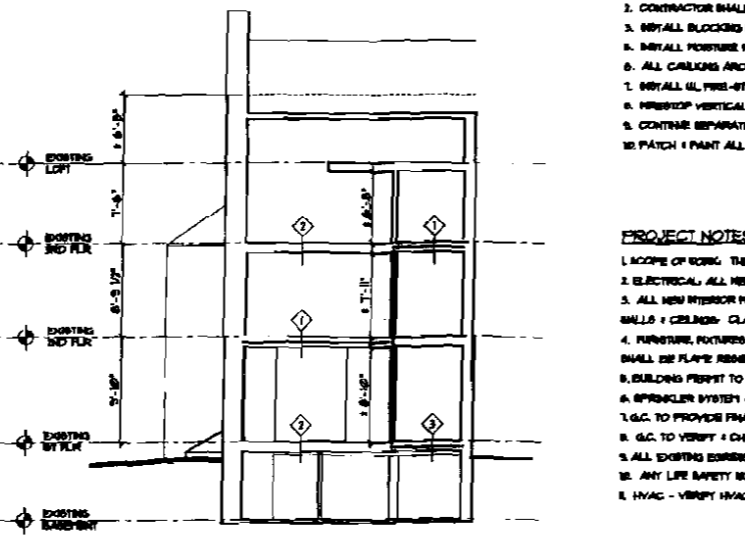
MARK MUELLER ARCHITECTS
A.I.A.
100 Commercial Street
Suite 205
Portland, Maine 04101
Phone: 207.774.9057
Fax: 207.773.3851
Email: markmueller@markmueller.com

0 DIVERSIFIED
MAYARD PERMIT

HOW HOUSE
30 PLEASANT STREET
PORTLAND, MAINE 04101



A SCHEMATIC BUILDING SECTION
A-1.0 SCALE: 1/8" = 1'-0"



B SCHEMATIC BUILDING SECTION
A-1.0 SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. THE SPACE SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC, NFPA 101, AND LOCAL ORDINANCES, REGULATIONS, AND ORDINANCES.
2. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWING.
3. INSTALL BLOCKING FOR SURFACE APPLIED FINISHES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON FINED WALLS, INCLUDING ALL FUTURE INSTALLATIONS.
4. INSTALL PORTLAND CEMENT MORTAR BOARD IN RECYCLED/STAIN, AIRBORN CLOSETS, AND ALL OTHER HIGH HUMIDITY AREAS, INCLUDING UNIT BATHROOMS.
5. ALL CALLINGS AROUND FINISHES SHALL BE NON-HARDENING TYPE SEALANT.
6. INSTALL ALL FIRE-STOPPING SEALANT/SYSTEM EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
7. PROVIDE VERTICAL MECHANICAL CHANGES + FLOOR / CEILING PENETRATIONS, GASKET JOINTS.
8. CONTRIBUTE SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE. UNIT TO UNIT, UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR STAIRWELL WALLS, ETC.
9. PATCH + PAINT ALL AREAS OF DESTRUCTION THAT ARE EXPOSED PER THE DESIGN.

PROJECT NOTES

1. SCOPE OF WORK: THE PROJECT INCLUDES THE INTERIOR RENOVATIONS FOR THE HOW HOUSE AT 30 PLEASANT STREET (NO CHANGE OF USE).
2. ELECTRICAL: ALL NEW WORK SHALL MEET THE NEC AND NFPA 70. ALL LIFE SAFETY INSTALLATION BY THE EXISTING SHALL MEET NFPA 101.
3. ALL NEW INTERIOR FINISHES SHALL MEET: WALLS + CEILING: CLASS A OR B - FLOOR FINISHES: NOT LESS THAN CLASS II.
4. FURNITURE, FIXTURES AND EQUIPMENT: SHALL BE FLAME RESISTANT + MEET NFPA 101 STANDARD METHODS OF FIRE TESTS FOR FLAME PROPAGATION OF TEXTILES + FILMS.
5. BUILDING PERMIT TO BE BY ARCHITECT.
6. SPRINKLER SYSTEM - NOT REQUIRED.
7. I.C. TO PROVIDE FINAL SPACE CLEANING PRIOR TO TENANT OCCUPANCY.
8. I.C. TO VERIFY + CHECK PROPER FUNCTION OF ALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO HVAC, ELECTRICAL/LIGHTING, + PLUMBING PRIOR TO TENANT OCCUPANCY.
9. ALL EXISTING ESSENTIAL COMPONENTS SHALL BE RECORDED AS SHOWN ON DRAWINGS.
10. ANY LIFE SAFETY WORK PERFORMED IN FIELD SHALL CONFORM TO NFPA 101 AND BE APPROVED BY CITY OF PORTLAND FIRE DEPARTMENT.
11. HVAC - VERIFY HVAC SYSTEM + DUCTS WITH NEW PLAN.

PROPOSED PLANS, BUILDING SECTIONS + CODE REVIEW DATA

DATE	REVISION
07.27.2010	REVISED
08.06.2010	PERMIT SET

10/15/10

Found original permit! La Rive ~~and~~



Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development

Building Inspections Division



Issued to: ALESSANDRA M. MALONE

Date Issued 3-17-2011

Location: 30 Pleasant St.

CBL: 040 B009003

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.10-0983, 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

3rd Floor Unit

Limiting Conditions: NONE

Approved:

3-18-11 *AM*

Inspector

APPROVED OCCUPANCY

Residential Condo

Use Group R-3, Type 3B, IBC-2003

[Signature]
Inspections 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



Certificate of Occupancy

CITY OF PORTLAND, MAINE
Department of Planning and Urban Development
Building Inspections Division



Issued to: JOSEPH HOW HOUSE, LLC

Location: 30 Pleasant St.

Date Issued 3-17-2011

CBL: 040 B009002

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.10-0983, 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

2nd Floor Unit

Limiting Conditions: NONE

Approved:

3-18-11

Inspector

APPROVED OCCUPANCY

Residential Condo

Use Group R-3, Type 3B, IBC-2003

Inspections 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.



Certificate of Occupancy



CITY OF PORTLAND, MAINE
Department of Planning and Urban Development
Building Inspections Division

Address: 30 PLEASANT STREET LLC
Issued 3-17-2011

Location: 30 Pleasant St.
CBL 040 B009001

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use or Building Permit No.10-0983, 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

1st Floor

Existing Conditions: NONE

Approved:

[Handwritten signature]

Inspector

APPROVED OCCUPANCY

Commercial Condo

Use Group B, Type BB, IBC-2003

[Handwritten signature]

Inspections Division Director

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